



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 15.4.1
Halifax Regional Council
January 28, 2020

TO: Mayor Mike Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____
Jenny Lugar, Chair, Heritage Advisory Committee

DATE: November 28, 2019

SUBJECT: **Case H00470: Evaluation of Potential Heritage Resources in Downtown
Halifax – Report #1**

ORIGIN

- November 27, 2019 meeting of the Heritage Advisory Committee, Item 9.1.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council:

- 1 a. Set a date for heritage hearings to consider the inclusion of 1529, 1533, 1535, 1539, and 1549 Birmingham Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Birmingham Streetscape;
- b. Include 1529, 1533, 1535, 1539, and 1549 Birmingham Street, as shown on Map 1 of the staff report dated September 24, 2019 in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Birmingham Streetscape;
- 2.a. Set a date for heritage hearings to consider the inclusion of 1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Queen Streetscape;

Recommendation continued on page 2.

b. Include 1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street, as shown on Map 1 of the staff report dated September 24, 2019, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Queen Streetscape;

3. a. Set a date for heritage hearings to consider the inclusion of 1545-49, 1560, 1567, 1579, and 1600 Grafton Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Grafton Streetscape;

b. Include 1545-49, 1560, 1567, 1579, and 1600 Grafton Street, as shown on Map 1 of the staff report dated September 24, 2019 in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Grafton Streetscape.

BACKGROUND

At the November 27, 2019 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated September 24, 2019, and received a staff presentation on Case H00470. Staff noted that should the Committee award the property a total score of ninety (90) points or more for the identified properties on Birmingham, Queen, and Grafton Streets, out of a possible one-hundred-eighty (180), than the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated September 24, 2019 (Attachment 1).

DISCUSSION

At the November 27, 2019 meeting, following the presentation from staff, the Committee evaluated the proposed streetscapes using the Evaluation Criteria for Registration of Heritage Properties in HRM. The Committee applied the following scores:

- Birmingham Streetscape – 141
- Queen Streetscape – 131
- Grafton Streetscape – 115

For further information on the scoring applied, please refer to attachment 2 –Heritage Streetscapes Scoring Criteria.

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registrations to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated September 24, 2019 (Attachment 1).

FINANCIAL IMPLICATIONS

Refer to the September 24, 2019 staff report (Attachment 1) for information on financial implications associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to public attendance. The agenda, reports, and minutes of the Committee are posted online at Halifax.ca.

Refer to the September 24, 2019 staff report (Attachment 1) for further information on community engagement specific to this item.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not provide alternatives.

ATTACHMENTS

Attachment 1 – Staff recommendation report September 24, 2019

Attachment 2 – Heritage Streetscapes Scoring Criteria

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Liam MacSween, A/Deputy Clerk Office of the Municipal Clerk 902-490-6732



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Item No. 9.1.2
Heritage Advisory Committee
November 27, 2019

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY:

Kelly Denty, Director, Planning and Development

Original Signed

Jacques Dubé, Chief Administrative Officer

DATE: September 24, 2018

SUBJECT: **Case H00470: Evaluation of Potential Heritage Resources in Downtown
Halifax – Report #1**

ORIGIN

On May 14, 2019, Regional Council passed the following motion:

“Initiate a process to evaluate existing potential heritage properties identified in Attachment D of the staff report dated December 28, 2018 under the HRM Evaluation Criteria for registered heritage properties under H-200, the Heritage Property By-law”

LEGISLATIVE AUTHORITY

*Heritage Property Act, R.S.N.S. 1989, c. 199
Halifax Regional Municipality Charter, Part VIII
By-law H-200, Heritage Property By-law*

RECOMMENDATION

Heritage Advisory Committee

1. It is recommended that should the Birmingham Streetscape score more than 90 points on evaluation as a heritage streetscape under the HRM Evaluation Criteria for Heritage Streetscapes, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of 1529, 1533, 1535, 1539, and 1549 Birmingham Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Birmingham Streetscape;

- b. Include 1529, 1533, 1535, 1539, and 1549 Birmingham Street, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Birmingham Streetscape;
2. It is recommended that should the Queen Streetscape score more than 90 points on evaluation as a heritage streetscape under the HRM Evaluation Criteria for Heritage Streetscapes, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of 1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Queen Streetscape;
 - b. Include 1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Queen Streetscape;
3. It is recommended that should the Grafton Streetscape score more than 90 points on evaluation as a heritage streetscape under the HRM Evaluation Criteria for Heritage Streetscapes, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of 1545-49, 1560, 1567, 1579, and 1600 Grafton Street in the Registry of Heritage Property for the Halifax Regional Municipality to form the Grafton Streetscape;
 - b. Include 1545-49, 1560, 1567, 1579, and 1600 Grafton Street, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties to form the Grafton Streetscape.

BACKGROUND

On May 14, 2019, Regional Council passed a motion to evaluate 61 existing potential heritage properties, identified on a map in Attachment A of this report, under the HRM Evaluation Criteria for registered heritage properties. Refer to Attachment B for a complete list of these properties. Council's motion was in response to a staff report, dated December 28, 2018, (Case H00437) that found approximately 35 per cent of un-registered historic structures in Downtown Halifax have been demolished or destroyed since 2009 (Attachment A). To protect the remaining properties (Attachment B), Council is considering heritage registration for all 61 properties to provide legal protection under the *Heritage Property Act of Nova Scotia* and to provide property owners with access to municipal and provincial grants for exterior maintenance and conservation work.

Staff conducted a cursory review of all 61 properties from a heritage and development perspective to determine how best to evaluate the properties. From the review, it was evident that several of the properties (16) should be classified as a "streetscape" under the *Act* because of their proximity and compatibility along the same streets. Also, the properties are located within or adjacent to the Spring Garden Road precinct, which has experienced a significant loss of its older building stock in the past decade. To assist with the evaluation of the properties, two sets of evaluation criteria (Attachments C and D) were reviewed and three research reports (Attachments E, F, and G) were prepared that support the creation of three new heritage streetscapes on Birmingham Street, Queen Street, and Grafton Street (refer to Map 1 for streetscape locations).

This report focuses on the 16 properties that could form three new heritage streetscapes (Map 1). Staff will prepare research reports for the remaining 45 properties which will be presented to the Heritage Advisory Committee for evaluation at future meetings.

Heritage Streetscape Designation

A heritage streetscape creates a sense of time and place through a grouping of historic buildings within the same vicinity. Concentrations of homogenous architecture are rare, many of the most spectacular streetscapes in Halifax and the rest of Canada feature a combination of modern and historic buildings, creating a fusion of old and new. The HRM Heritage Registry includes ten heritage streetscapes mostly from the Victorian era (1837-1901) (Table 1). Most streetscapes were registered during the 1980s. The heritage streetscape on Princess Place was the last heritage streetscape registration in 1987.

Table 1: Heritage Streetscapes in the HRM Heritage Registry

Streetscape Name	Location and Building Material	Era of Construction
Churchfield Barracks	Brunswick Street (Brick)	Late Victorian (1901)
Early Victorian Streetscape	Carlton Street (Wood)	Victorian (c. 1860)
Granville Mall	Granville Street (Brick and Stone)	Victorian (c. 1860)
Hydrostone Historic Site	Hennessey Place (Concrete Block)	Early Modern (1920)
Victorian Streetscape	Inglis Street (Wood)	Late Victorian (c. 1890)
Late Victorian Streetscape	Inglis Street (Wood)	Late Victorian (c. 1900)
Victorian Streetscape	Princess Place (Wood)	Victorian (1876)
Victorian Streetscape	Smith Street (Wood)	Victorian (c. 1880)
Victorian Streetscape	South Park Street (Wood)	Late Victorian (c. 1890)
Victorian Streetscape	Tower Road (Wood)	Late Victorian (c. 1890)

Granville Mall is the only streetscape registered in downtown Halifax and, along with the Churchfield Barracks and the Hydrostone Historic Site, it is the only masonry streetscape. All of the registered heritage streetscapes were built during the mid to late Victorian periods (1860 to 1901) with the exception of the Hydrostone Historic Site (1920). Most of the subject properties, along Birmingham Street and Queen Street, were constructed much earlier, between 1847 and 1863, when the Georgian style still influenced the construction of buildings during the early Victorian era. These streetscapes represent an earlier form of building style that is rare in HRM and found largely within and around the original town of Halifax. The wooden buildings along Grafton Street are also from this early period but are located alongside brick buildings from the Late Victorian and Edwardian periods.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the chief aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties in the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, registration of heritage buildings is evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment C).

To assist the HAC in making a recommendation to Council, evaluation criteria for scoring a property and building are broken down into six categories (Table 2):

Table 2: HRM Evaluation Criteria for Registration of Heritage Buildings, Total Possible Scoring Summary

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

In addition to the above evaluation criteria for individual buildings, the Heritage Property Program includes “The Evaluation Criteria for Heritage Streetscapes” (Attachment D). These criteria take the average score of adjacent individual buildings using the above criteria and combines this score with additional categories to determine the degree of compatibility of the adjacent buildings along the same street.

Evaluation criteria for scoring a heritage streetscape are broken down into six categories (Table 3):

Table 3: HRM Evaluation Criteria for Heritage Streetscapes, Total Possible Scoring Summary

Criterion	Highest Possible Score
1. Importance of Individual Buildings	90*
2. Degree of Compatibility of the Buildings	90
(i) Architecture	15
(ii) Scale	15
(iii) Height	15
(iv) Proportion	15
(v) Building Materials	15
(vi) Rhythm	15
Total	180

*Total number of points for all buildings/properties evaluated under the categories in Table 1, except for Relationship to Surrounding Area, divided by the number of buildings considered

It has been the practice that, should the HAC score a streetscape with more than 90 points, a positive recommendation will be forwarded to Regional Council with a recommendation to register each individual property separately as part of the heritage streetscape.

Nova Scotia Heritage Property Act

HRM’s Heritage Property Program receives its authority from the Heritage Property Act which seeks:

“to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use”.

The Act defines a streetscape as follows:

"streetscape" means two or more adjacent properties whose collective appearance from the streets has heritage value

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the

Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Regional Council before a decision is made by Regional Council to register their property pursuant to the *Heritage Property Act*. Should the Heritage Advisory Committee forward a positive recommendation to Regional Council, heritage staff will ensure that the required notices are sent to the owner(s) of the properties and recorded at the Registry of Deeds.

DISCUSSION

To evaluate and score the three proposed streetscapes, the Heritage Advisory Committee shall consider the three research reports (Attachments E, F, and G), the Evaluation Criteria for Registration of Heritage Buildings and Heritage Streetscapes in Halifax Regional Municipality” (Attachments C & D), and a scoring summary prepared by municipal staff (Attachment H). This section of the report will provide a brief summary of the content contained within each research report relative to the five key evaluation criteria: Age (25 pts), Historical or Architectural Importance (20 pts), Significance of Architect/Builder (10 pts), Architectural Merit: Construction type and Style (20 pts), Architectural Integrity (15 pts), and Degree of Compatibility of the Buildings (architecture, scale, height, proportion, building materials, and rhythm (90 pts). Each streetscape description, below, is concluded with staff’s recommendation. To be recommended to Council for consideration as a Heritage Streetscape, each streetscape must receive a score of 90 or more points.

Birmingham Streetscape (1529, 1533, 1535, 1539, 1549 Birmingham Street)

Refer to the Birmingham Streetscape research report (Attachment E) to evaluate these properties under the HRM Evaluation Criteria for Heritage Buildings and the HRM Evaluation Criteria for Heritage Streetscapes (Attachments C and D). The research report is summarized below.

1. Age

All buildings constructed before confederation, between 1847 and 1863, except for the building on the through-lot at 1539 Birmingham Street which was constructed between 1879 and 1889.

2. Historical OR Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

George T. Smithers. 1520-34 Queen Street and 1529-33 Birmingham Street. Operated these buildings as investment properties. Married to Elizabeth Caldwell, daughter of the Mayor, Samuel R. Caldwell. Operated Smithers & Sons on Granville Street. The father and sons received considerable local fame as oil painters, painting banners, heraldic imagery, and landscapes.

Patrick Costin. 1549 Birmingham Street.

Lived at 1549 Birmingham Street from 1858 to 1888. Noted as a popular liquor merchant. Well-known in Halifax for his champagne cider which was exhibited at various World Fairs.

Important/Unique Architectural Style or Highly Representative of an Era

Unique merger of two popular styles: Halifax House (1820-1900) and the Bracketted style (1850-1890). Early and rare example of the Bracketted style.

3. Significance of Architects or Builders

William H. Wisdom. 1535 and 1549 Birmingham Street. Master carpenter and a contractor. Also constructed buildings in Schmidville during the 1840s and the Morroy Apartments on Morris Street in 1875.

Samuel R. Caldwell. 1529-33 Birmingham Street. Merchant and master blacksmith. Alderman for Ward 2 (1856, 1857) and Mayor of Halifax (1859 and 1860).

Joseph P. Costin. 1539 Birmingham Street. Barrister of the Supreme Court of Nova Scotia. Son of Patrick Costin, a popular liquor merchant in Halifax.

4. Architectural Merit

Construction type/building technology:

Timber framing, often called post-and-beam construction, large pieces of wood joined together with woodworking joints, using mortise-and-tenon construction.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

1533 Birmingham Street, 1535 Birmingham Street, and 1539 Birmingham Street are largely unchanged. 1529 Birmingham Street includes modest changes. 1549 Birmingham Street includes major changes.

6. Degree of Compatibility of the Buildings

The subject properties contribute to or maintain the heritage character of the surrounding area. The degree of compatibility of the buildings on Birmingham Street is excellent for all heritage streetscape criteria. The architecture and scale of elements of all buildings is highly compatible. All buildings are of similar height and proportions. Materials and method of construction of all buildings are similar and highly representative of those used in the period and the spacing of the buildings, entrances, and fenestration form a highly compatible rhythm.

Staff Recommendation

The Birmingham Street properties are largely pre-confederation buildings that form an excellent example of a heritage streetscape including a unique and rare merger of two popular architectural styles: the Halifax House and the Bracketted style. Based on the importance of the individual buildings under the HRM Evaluation Criteria for Heritage Buildings and their degree of compatibility under the HRM Evaluation Criteria for Heritage Streetscapes, staff recommend the registration of these properties to form the Birmingham Streetscape.

Queen Streetscape Research Report (1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street)

Refer to the Queen Streetscape research report (Attachment F) to evaluate these properties under the HRM Evaluation Criteria for Heritage Buildings and the HRM Evaluation Criteria for Heritage Streetscapes (Attachments C and D). The research report is summarized below.

1. Age

All buildings constructed before confederation, between 1859 and 1874, except for the building on the through-lot at 1542 Queen Street which was constructed between 1879 and 1889.

2. Historical OR Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

George T. Smithers. 1520-34 Queen Street and 1529-33 Birmingham Street. Operated these buildings as investment properties. Married to Elizabeth Caldwell, daughter of the Mayor, Samuel R. Caldwell. Operated Smithers & Sons on Granville Street. The father and sons received considerable local fame as oil painters, painting banners, heraldic imagery, and landscapes.

William Henry Waddell. 1520 Queen Street. Operated a schoolhouse at 1520 Queen Street between 1863 and 1869. First principal (superintendent) at Fort Massey Academy (1868-71). In 1908, he was the owner of the Arnold School for Boys.

Charles Woolnough. 1520 Queen Street. Renowned in the hospitality industry in Halifax. Opened a saloon at 1520 Queen Street in 1869. Opened Woolnough's Pleasure Grounds (1873) which included harbour cruises, walking trails, a dance hall featuring military and civilian bands of the time, a restaurant, and an area for quots and baseball.

Important/Unique Architectural Style or Highly Representative of an Era

Unique application of the Bracketted style to townhouse and detached dwellings. Early and rare example of the Bracketted style.

3. Significance of Architects or Builders

Samuel R. Caldwell. 1520-34 Queen Street. Merchant and master blacksmith. Alderman for Ward 2 (1856, 1857) and Mayor of Halifax (1859 and 1860).

Joseph P. Costin. 1542 Queen Street. Barrister of the Supreme Court of Nova Scotia. Son of Patrick Costin, a popular liquor merchant in Halifax.

4. Architectural Merit

Construction type/building technology:

Timber framing, often called post-and-beam construction, large pieces of wood joined together with woodworking joints, using mortise-and-tenon construction.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

1526 Queen Street, 1528 Queen Street, 1532 Queen Street, and 1542 Queen Street are largely unchanged. 1520 Queen Street, 1530 Queen Street, and 1534 Queen Street include modest changes.

6. Degree of Compatibility of the Buildings

The subject properties either contribute to or maintain the heritage character of the surrounding area. The degree of compatibility of the buildings on Queen Street is excellent for heritage streetscape criteria including architecture, scale, height, and building materials. The proportion of width to height of the front façades is good because it is highly compatible, except for a few incompatible proportions. The rhythm in the spacing of buildings is good because most buildings are highly compatible but incompatible in two buildings.

Staff Recommendation

The Queen Street properties are largely pre-confederation buildings that form an excellent example of a heritage streetscape with good proportion and rhythm including a unique and rare application of the Bracketted style to townhouse dwellings. Based on the importance of the individual buildings under the HRM Evaluation Criteria for Heritage Buildings and their degree of compatibility under the HRM Evaluation Criteria for Heritage Streetscapes, staff recommend the registration of these properties to form the Queen Streetscape.

Grafton Streetscape Research Report (1545-49, 1560, 1567, 1579, and 1600 Grafton Street)

Refer to the Grafton Streetscape research report (Attachment G) to evaluate these properties under the HRM Evaluation Criteria for Heritage Buildings and the HRM Evaluation Criteria for Heritage Streetscapes (Attachments C and D). The research report is summarized below.

1. Age

The two wooden buildings at 1560 and 1600 Grafton Street were constructed before 1851. Two brick masonry buildings on Grafton Street (1579 and 1545-49 Grafton Street) were constructed in 1891 and in 1899, and one brick masonry building (1567 Grafton Street) was constructed at the turn of the 20th century in 1910.

2. Historical OR Architectural Importance

Bentley & Layton and the Chinese Club. 1600 Grafton Street. Sold meats and provisions from this shop from 1909 to 1942. Converted the building to its current three-storey form and constructed a small brick addition. It was conveyed to the Chinese Club in 1944 and it was a venue for Chinese restaurants until 1983.

Important/Unique Architectural Style or Highly Representative of an Era

1545-49 Grafton Street. Unique application of the Italianate style (1850-1890) to brick townhouse dwellings. Rare example of the Italianate style.

1560 and 1600 Grafton Street. Unique transition of a Georgian style residential dwelling to a Late Victorian Plain (1880-1915) commercial building. Rare example of a Late Victorian Plain transition.

1567 Grafton Street. Representative of a classical industrial building from the Edwardian period. Rare example of a small-scale Edwardian brick industrial building.

1579 Grafton Street. Unique application of the Romanesque Revival style (1870-1910) to a fire station building. Rare example of a Romanesque Revival style fire station.

3. Significance of Architects or Builders

James Charles Philip Dumaresq. 1579 Grafton Street. Nationally significant architect and one of the most prolific and prominent in the Maritime provinces. Some of his most prominent works include Acadia College (1878), the New Brunswick Legislature (1880), the Forrest Building at Dalhousie University (1887), St. Mary's Glebe (1890), five houses he designed on South Park Street for George Wright (1896), and the St. Ambrose Co-Cathedral in Yarmouth (1899).

Michael E. Keefe. 1545-49 Grafton Street. Carpenter and contractor. Alderman for Ward 2 (1888-1891) and Mayor of Halifax (1892 to 1895). MLA for Halifax County (1900-1906). Constructed the Smallpox Hospital (1875), the Exhibition Building (1885), and the Poor House (1885) in Halifax.

Walter Francis Lownds. 1567 Grafton Street. Carpenter and contractor. Also constructed the ferry house landing at Point Pleasant Park (1908), new building for the Halifax Children's Hospital (1909), and the tower that housed the time-ball chronometrical device at the top of Citadel Hill (1910). Repaired City Hall after the 1917 Halifax Explosion.

James Rhind. 1600 Grafton Street. Grocer with the J & W Rhind Company sold wrapping papers, groceries, and liquors from 1860 onwards.

Patrick Tobin. 1560 Grafton Street. Merchant and grocer.

4. Architectural Merit

Construction type/building technology:

1560 and 1600 Grafton Street. Timber framing, often called post-and-beam construction, large pieces of wood joined together with woodworking joints, using mortise-and-tenon construction.

1545-49 Grafton Street, 1567 Grafton Street and 1579 Grafton Street. Constructed of multiple-wythe brick walls. These load-bearing brick walls hold up both the upper storeys and heavy roof.

Style: See Important/Unique Architectural Style, above.

5. Architectural Integrity

1545-49 Grafton Street, 1567 Grafton Street, and 1579 Grafton Street are largely unchanged. 1560 and 1600 Grafton Street include modest changes since the early 1900s.

6. Degree of Compatibility of the Buildings

The subject properties either contribute to or maintain the heritage character of the surrounding area. The degree of compatibility of the buildings on Grafton Street is good for heritage streetscape criteria. The architecture and scale of most building elements are highly compatible. Most buildings are of similar height. The proportion of width to height of the front façades is good because it is highly compatible, except for a few incompatible proportions. The materials and methods of construction of the buildings are compatible except for two buildings which are incompatible. Most buildings are highly compatible in terms of entrances, relationship of solids to spaces of façades and spacing of buildings.

Staff Recommendation

The Grafton Streetscape properties include pre-confederation wooden buildings as well as post-confederation, turn of the 20th century, brick buildings designed by three notable architects and builders. These buildings form a good example of a heritage streetscape with compatible classical elements expressed across a variety of styles. Based on the importance of the individual buildings under the HRM Evaluation Criteria for Heritage Buildings and their degree of compatibility under the HRM Evaluation Criteria for Heritage Streetscapes, staff recommend the registration of these properties to form the Grafton Streetscape.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2019/20 operating budget for C002 – Urban Design Program.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered rate Moderate due to the potential for affected property owners to object to the recommendations outlined in this report. These risks would be mitigated by appropriate public and stakeholder engagement in-keeping with the Municipality's current policies and procedures. To reach this conclusion, consideration was given to operational, financial, and/or strategic risks.

COMMUNITY ENGAGEMENT

The community engagement process for this project is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee and Community Planning and Economic Standing Committee meetings. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this Report.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to evaluate a property only under the HRM Evaluation Criteria for Registration of Heritage Buildings and not the HRM Evaluation Criteria for Heritage Streetscapes.
2. The Heritage Advisory Committee may choose to decline to recommend that Halifax Regional Council include a property in the Registry of Heritage Property for the Halifax Regional Municipality if the property does not score above 50 points based on the HRM Evaluation Criteria for Registration of Heritage Buildings.
3. The Heritage Advisory Committee may choose to decline to recommend that Halifax Regional Council include a property in the Registry of Heritage Property for the Halifax Regional Municipality if the property is part of a heritage streetscape that does not score above 90 points based on the HRM Evaluation Criteria for Heritage Streetscapes.

ATTACHMENTS

Map 1: Potential Heritage Streetscapes in Downtown Halifax

Attachment A: Existing Heritage Resources in December 2018

Attachment B: List of Potential Heritage Resources

Attachment C: HRM Evaluation Criteria for Registration of Heritage Buildings

Attachment D: HRM Evaluation Criteria for Heritage Streetscapes

Attachment E: Birmingham Streetscape Research Report
(1529, 1533, 1535, 1539, 1549 Birmingham Street)

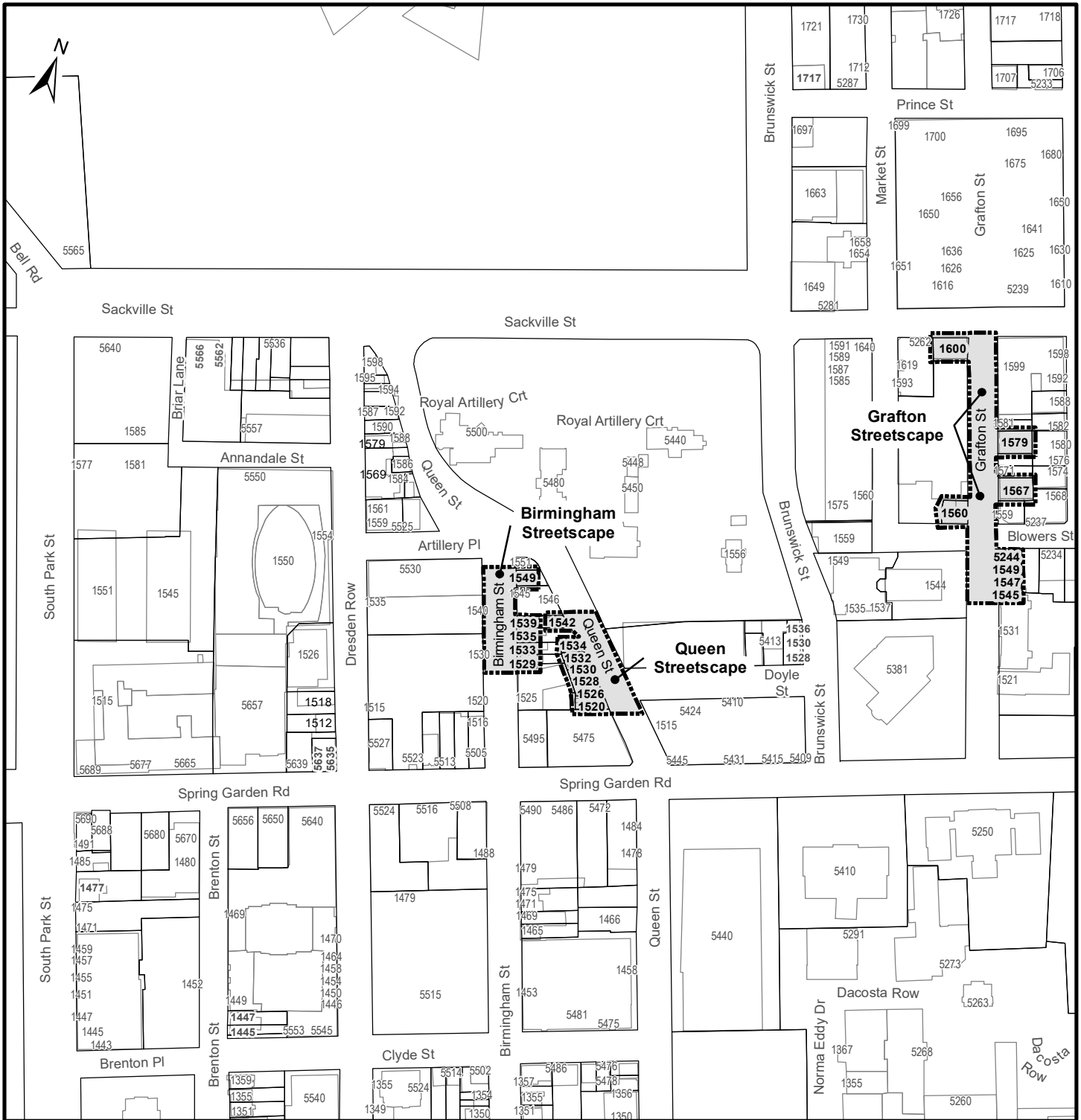
Attachment F: Queen Streetscape Research Report
(1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street)

Attachment G: Grafton Streetscape Research Report
(1545-49, 1560, 1567, 1579, and 1600 Grafton Street)

Attachment H: Scoring Summary for Heritage Streetscapes

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

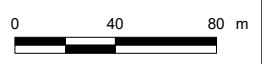
Report Prepared by: Seamus McGreal, Planner III, 902-490-4663



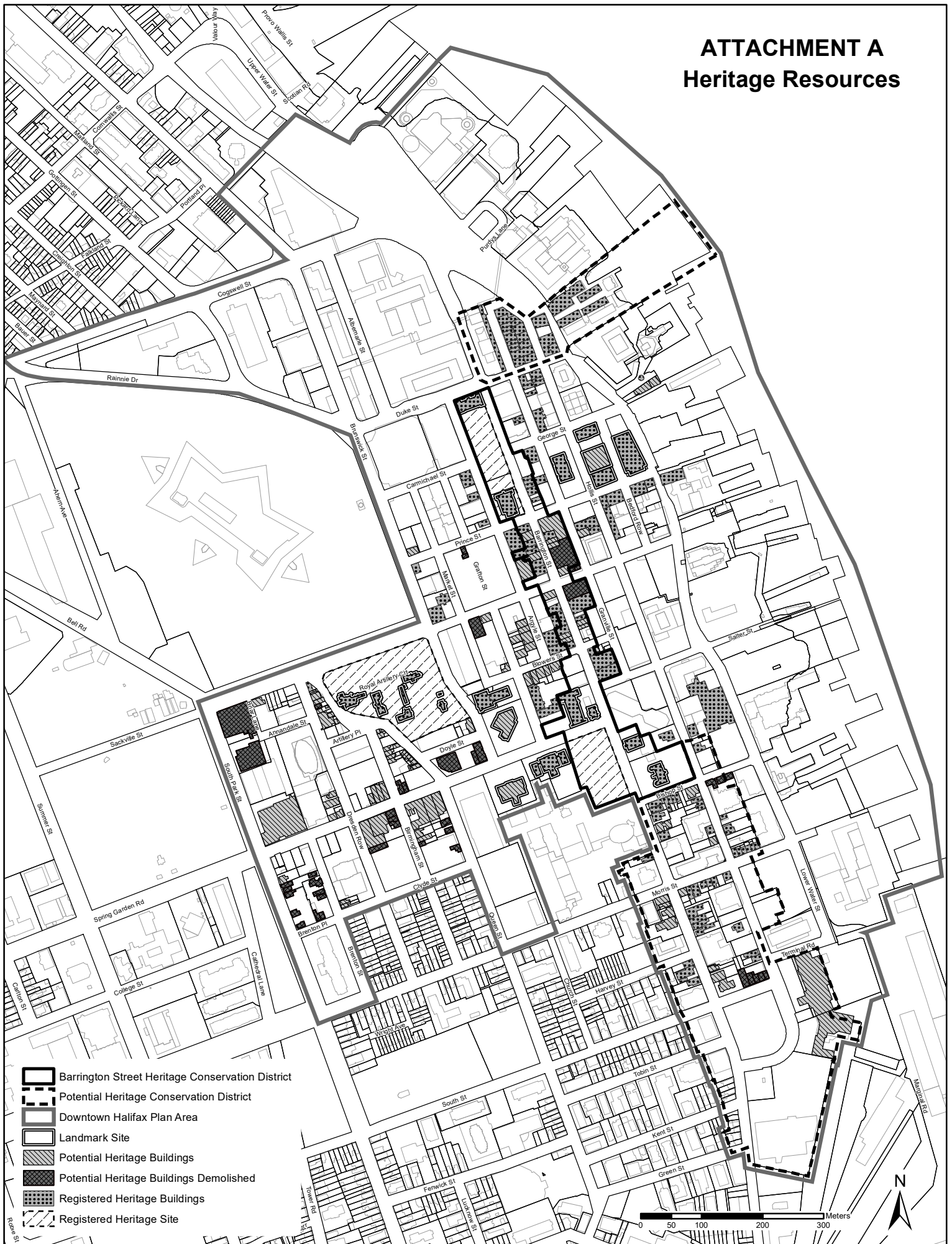
Map 1 - Potential Heritage Streetscapes in Downtown Halifax



- Potential Heritage Property / Streetscape
- 1518** Potential Heritage Property Address



ATTACHMENT A Heritage Resources



ATTACHMENT B
List of Potential Heritage Resources
 (Properties subject to Report #1 highlighted in yellow)

Civic	Street Name	PID
1572-74	ARGYLE ST	40280497
1576-80	ARGYLE ST	40280505
1582-84	ARGYLE ST	40420168
1659-65	ARGYLE ST	00003400
1586-90	ARGYLE ST	00076570
1467-69	BIRMINGHAM ST	00077453
1479	BIRMINGHAM ST	00077461
1529	BIRMINGHAM ST	00077321
1533	BIRMINGHAM ST	00077339
1535	BIRMINGHAM ST	00077347
1539*	BIRMINGHAM ST	00077354
1549	BIRMINGHAM ST	40656704
1551	BIRMINGHAM ST	40656696
1471-75	BIRMINGHAM ST	41210386
5190	BLOWERS ST	00076133
5240	BLOWERS ST	00076737
5232-36	BLOWERS ST	00076745
5228-30	BLOWERS ST	00076752
5220-24	BLOWERS ST	00076760
1445	BRENTON ST	00125575
1447	BRENTON ST	41260068
1717	BRUNSWICK ST	00002964
1528-36	BRUNSWICK ST	00077156
1518	DRESDEN ROW	00125898
1512	DRESDEN ROW	00125906
1569	DRESDEN ROW	00125963
1579	DRESDEN ROW	00125971
1587	DRESDEN ROW	00125997
1589	DRESDEN ROW	00126003
1593-95	DRESDEN ROW	00136267
5080	GEORGE ST	40724676
1567	GRAFTON ST	00076620
1545-49	GRAFTON ST	00076729
1600	GRAFTON ST	00076877
1560	GRAFTON ST	00076901

1579	GRAFTON ST	40280521
1669	GRANVILLE ST	00003251
1723	HOLLIS ST	00002592
1534	QUEEN ST	00077214
1532	QUEEN ST	00077222
1530	QUEEN ST	00077230
1528	QUEEN ST	00077248
1526	QUEEN ST	00077255
1520	QUEEN ST	00077263
1586	QUEEN ST	00136283
1580	QUEEN ST	00136291
5562-66	SACKVILLE ST	41036112
1477	SOUTH PARK ST	00125740
1515	SOUTH PARK ST	41019704
5466	SPRING GARDEN	00034397
5381	SPRING GARDEN	00076943
5472-76	SPRING GARDEN	00077404
5505	SPRING GARDEN	00077784
5507-09	SPRING GARDEN	00077792
5524	SPRING GARDEN	00077891
5512-20	SPRING GARDEN	00077909
5635-37	SPRING GARDEN	00125914
5639	SPRING GARDEN	00125922
5511-13	SPRING GARDEN	40439564
5517	SPRING GARDEN	40439572
5410	SPRING GARDEN	40708422

*Same lot as 1542 Queen Street



**ATTACHMENT C:
EVALUATION CRITERIA FOR REGISTRATION OF
HERITAGE BUILDINGS**

**Heritage Property Program
Planning and Development**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style:** which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION 50

Designation Recommended? YES NO

COMMENTS:



**ATTACHMENT D:
EVALUATION CRITERIA FOR REGISTRATION OF
HERITAGE STREETSAPES**

**Heritage Property Program
Planning and Development**

March 2013

CITY OF HALIFAX – HERITAGE STREETSCAPES

CRITERIA	POINTS	JUSTIFICATION/EXPLANATION
1. Importance of Individual Buildings	(Average score)	Using the system established in the section on Heritage Buildings, judge buildings on age, historical or architectural importance, significance of architect/builder, architectural merit, and architectural integrity, but do not include “relationship to surrounding area”. This gives a possible maximum score of 90 points for each building. Then average by dividing by the number of buildings considered.
2. Degree of Compatibility of the Buildings		
(i) <u>Architecture:</u>		<i>Consider as a group, roof shape, directional expression of front facade, proportion of windows and doors, quality of architectural detailing.</i>
Excellent	15	All buildings are highly compatible or similar architecture.
Good	10	Highly compatible (except for 1-3 buildings - depending on number of buildings in the group considered).
Fair	5	At least half of the buildings have compatible architecture.
(ii) <u>Scale:</u>		<i>Consider as a group, scale of doors, windows, and architectural detailing.</i>
Excellent	15	Scale of all elements are highly compatible, or similar.
Good	10	Most elements are highly compatible, or similar.
Fair	5	At least one of the elements is compatible throughout the group of buildings.
(iii) <u>Height:</u>		
Excellent	15	All buildings of similar height.
Good	10	Most buildings of similar height.
Fair	5	At least half of buildings have similar height.

(iv) <u>Proportion:</u>		<i>Consider as a group, proportion of window to wall, width to height of front facade.</i>
Excellent	15	All proportions are highly compatible, or similar.
Good	10	Proportions highly compatible, except for few incompatible proportions.
Fair	5	At least half of the proportions are compatible.
(v) <u>Building Materials:</u>		<i>Consider as a group, materials used such as wood, brick, stone, concrete; textures such as smooth, rough, pebbled; colour of facade; and method of construction.</i>
Excellent	15	Materials, colours, methods of construction, and textures are highly compatible or similar, and highly representative of those used in the period.
Good	10	Materials, colours, methods of construction, and textures of the buildings are compatible; however, a few buildings which are clearly incompatible.
Fair	5	At least half of materials, colours, methods of construction and textures of the buildings are compatible.
(vi) <u>Rhythm:</u>		<i>Consider as a group, entrances, relationship of solids to spaces of facade, spacing of buildings.</i>
Excellent	15	Highly compatible rhythm of these elements in the streetscape.
Good	10	Most of buildings highly compatible, but incompatibility in several buildings, or for one of these elements.
Fair	5	At least half of most buildings or elements compatible.
TOTAL		Maximum possible number of points is 180. Score necessary for designation is 90 points.

Designation recommended:

Yes No

Comments:

Attachment E

Research Report

Birmingham Streetscape

(1529, 1533, 1535, 1539, 1549 Birmingham Street)

In support of Heritage Registration Case H00470

Prepared by:

HRM Planning and Development
September 2019

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Figure 1: 1529 and 1533 Birmingham Street, top, 1535 and 1539 Birmingham Street, bottom right, and 1549 Birmingham Street, bottom left

Age

Site Summary

Arranged tightly, the buildings at 1529-49 Birmingham Street (Figure 1) form a colourful set of wooden townhouses across the street from two eight-storey buildings, called Heritage Way and Vertu Suites which are separated by a two-storey podium. Most of the buildings studied in this report were built prior to 1878. The City of Halifax Hopkin's Atlas (1878), Plate H, shows the studied properties in a city block bounded by Spring Garden Road and Birmingham Street where it intersects with Queen Street and Artillery Place (Figure 2).

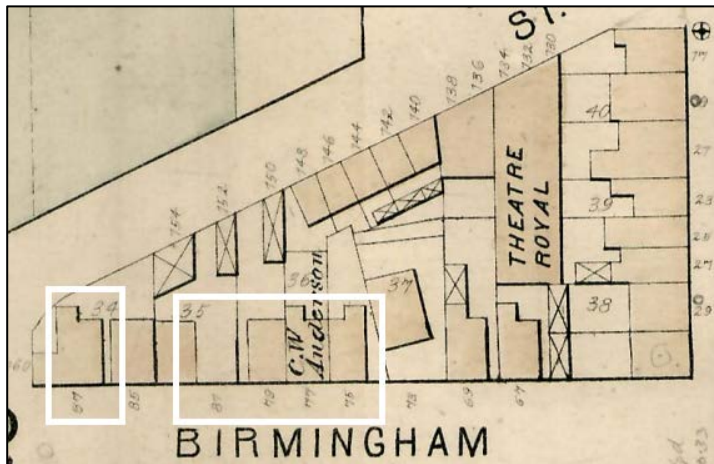


Figure 3: Location of the Birmingham Street buildings, 1878 (Source: NSARM)

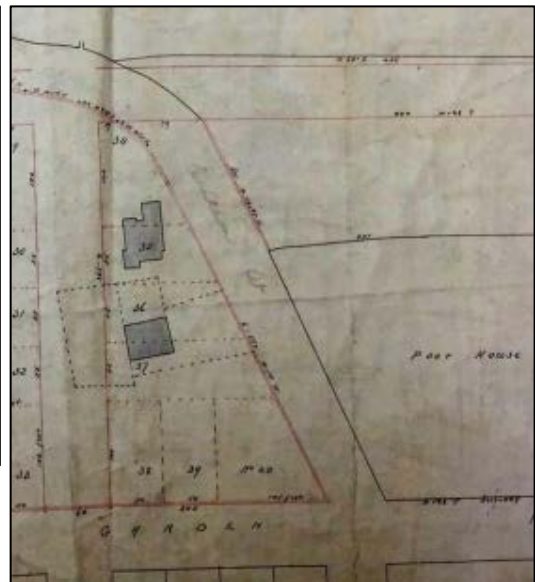


Figure 3: Map of Queen Street lots, note the brewery and dwelling house on Lots 34, 35, & 36, 1835 (Source: HRM Archives)

Between 1749 and 1754, Lieutenant Governor Belcher granted all the land between the current Sackville Street, Queen Street, and Spring Garden Road to Richard Wenman, one of the first settlers to Halifax in 1749¹. In 1751, Wenman married Anne Pyke, a recent widow of John Pyke, another first settler to Halifax who later died in Dartmouth. Wenman built a ropewalk and brewery in 1754 and employed many orphaned children from the town's first orphanage on Barrington Street².

¹ Byers & McBurney, 1994, p.45; Glen, 2018, p. 26

² Glen, 2018, p. 27

In 1770, Wenman's properties were transferred to his stepson, John George Pyke³. From that year onwards, the area became known as Pyke's Fields⁴ which formed a series of pastures in the Halifax Commons, south of the Halifax Citadel. Pyke constructed his home next to the brewery and his home was the only one west of the General's residence until 1818⁵. Before his death in 1828, he lent his name to both the stone bridge over Freshwater Brook (Spring Garden Road and South Park Street) and to Pyke's Street, later renamed to Queen Street. Pyke's pastures were conveyed to James Scott Tremain in 1834 for a sum of £2,475. In May 1835, Tremain put the estate of John George Pyke, occupied by his son, Thomas Pyke, to public auction. The dwelling house was located on lots 35 and 36 and the brewery was located on lots 34 and 35 (Figure 3). It was sold by auctioneers Deblois & Mitchell (Figure 4).

James Scott Tremain sold Lots 34, 35, 36, & 37 to Isabella Hill in 1839 for £450 upon which Pyke's dwelling house and brewery stood. Isabella was a daughter of John G. Pyke, she died in 1844. Her brother, Thomas Pyke then sold Lots 34, 35, 36, and 37 to Henry Pryor in 1844 for £500.

Henry Pryor sold Lots 34, 35, and a portion of Lot 36 to Edward G. Wisdom and William Wisdom, master carpenters, in 1846.

Despite the rapid development of Spring Garden Road from the early 1800s onwards, Birmingham Street, north of Spring Garden Road, remained a pastoral landscape until the street was extended to intersect with Sackville Street in 1838. The area remained largely in pastoral use until William Wisdom constructed four wooden dwellings on the east side of Birmingham Street in 1847. Two of these buildings are still standing in 2019 at 1535 and 1549 Birmingham Street.

Valuable Estate for Sale.

At public Auction, on Saturday, the sixteenth day of May next, at twelve o'clock at noon, on the premises:—

WHAT large and commodious Dwelling House, Garden, and parcel of land in Halifax, late property of John George Pyke Esq deceased, now in the occupation of Thomas Pyke Esq. This Lot measures on y Birmingham street, one hundred and ten feet, and above the same breadth on the road passing int Artillery Park, and comprehends the lots numbers thirty-six, and thirty-seven, on the plan of the late Mr. Pyke's fields; the Dwelling House contains four rooms on the first floor, four on the second floor, a garret, non-commodious frost proof cellar under the whole building. This house having an soil proach from each street may be readily converted into two Dwellings at a small expence; the roof was repaired and Shingled id 533. Immediate possession will be given id

—Brewery for sale—

Also, on the same day and on the premises, the Parcel of land whereon the Brewhouse lately occupied by Mr. Pyke stands, measuring on Birmingham street one hundred and fifty five feet, and about the same distance on the Road passing the Artillery Park, being lots thirty four and thirty five, on the said plan, with the out houses thereon. A constant supply of water for carrying on the brewery may be had from the springs which are situate on the road laid out northward of the Brewery, as may be seen on reference to the plan; the above properties may be inspected upon application to Thomas Pyke, Esq on the premises, immediate possession will be given.

—Building Lots—

Also, on the same day and on the premises, all that lot of land called Pyke's fields' late the property of the deceased, situate on the spring garden road, in the town of Halifax. This property has been divided into building lots, fifty feet in width by one hundred feet in length or thereabouts. Two streets, each sixty feet wide being an extension of Dresden row and Birmingham street, are proposed to be opened through the property, previous to the sale. The Lots will be divided agreeably to plan of the Estate which may be seen at the Exchange Coffee House, or at the office of the subscriber.

The Terms of sale will be a deposit of ten per cent at the time of sale, and twenty per cent on the delivery of the Deeds, which will be in fourteen days after sale; one half of the remainder in twelve months, the other half in eighteen months. (Both payments to be on interest and be secured by mortgage on the property,) or satisfactory personal security.

March 18. Scott Tremain.

Figure 4: An advertisement listing Pyke's properties for sale, 1835. (Source: *Acadian Recorder*, March 18, 1835, p. 1)

³ Glen, 2018, p. 27

⁴ Byers & McBurney, 1994, p.46

⁵ Glen, 2018, p. 28

William Wisdom sold the parcel of land at Lot 35 (which included what is now 1539 Birmingham Street) to James Wallace in 1847 for £710. Wallace sold it to Thomas Ring in 1852 for £800. Ring sold it to Thomas. P. Ryan in 1860 for £800 in 1860. Ryan then sold the property to Joseph Costin in 1878. Costin built the building at 1539 Birmingham Street while he owned the property between 1878 and 1889.

Henry Pryor sold Lots 36 and 37 to John Hull, a master carpenter, in 1854, for £840. The administrators of John Hull's estate sold portions of Lot 36 and Lot 37 to Samuel R. Caldwell, merchant, in 1857 for £575 through public auction. Samuel Caldwell constructed the two semi-detached buildings at 1529 and 1533 Birmingham Street while he owned the property between 1857 and 1863.

Age of Buildings

The buildings in the Birmingham Streetscape were built between 1847 and 1889. Best efforts have been made to pinpoint construction dates of the properties in this study. Where no records have been found for a given year, a range of dates have been used.

1529 Birmingham Street (built between 1859 and 1863)

The dwelling at 1529 Birmingham Street is a semi-detached building built circa 1859. It does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858.

1533 Birmingham Street (built between 1859 and 1863)

The dwelling at 1533 Birmingham Street is a semi-detached building built circa 1859. It does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858.

1535 Birmingham Street (built in 1847)

The dwelling at 1535 Birmingham Street appears in William Gossip's surveys and plans from in 1859. It appears in the 1863 Hutchinson's Business Directory as being owned and occupied by Ebenezer Stayner, who bought the property from William H. Wisdom and Edward G. Wisdom in 1847.

1539 Birmingham Street (built between 1879 and 1889)

According to the 1878 Hopkin's Atlas and the McAlpine's 1869-1870 City Directory, the site of the existing building at 1539 Birmingham Street was a large side yard of a building constructed by Edward Wisdom in 1847 on Lot 35 (Figure 2).

<i>Here Spring Garden Road intersects.</i>
67 Taylor John, carriage builder
69 Hunter John, brass founder
71 & 73 Redman Marion, wid Eli
73 King Rev W B, Church of Eng
75 Porter, organist and choir master St Paul
77 Smithers Geo T, bookkeeper
79 Ewirt James, sergt-major
81 McDougall W D, mineral waters
83 new house
85 O'Neill, Richard, grocer
87 Snooks Mrs Jessie
89 Tobin Charles, variety

Figure 5: 1889 directory listing of a new house, 1889. (Source: NSARM).

In 1878, Joseph P. Costin purchased the through-lot (1542 Queen Street/1539 Birmingham Street) from Catherine Ryan, formerly belonging to Thomas P. Ryan. In 1890, Michael Connors, a storekeeper purchased the through-lot property from Eliza, the wife of Joseph P. Costin, for a sum of \$2,660.

The 1889 City Directory shows a building listed as a “new house” at 83 Birmingham Street (Figure 5) which is now 1539 Birmingham Street. Its first occupant was Nicholas H. Meagher, a health inspector, in 1889.

1549 Birmingham Street (built in 1847)

The building at 1549 Birmingham was built in 1847 by William Wisdom. Wisdom sold the parcel of land containing the building to Jacob Currie, merchant, in 1847 for £350. Patrick Costin, a wine merchant, bought the lot from Jacob’s wife, Catherine Currie, in 1858 for £500. Costin would live in this building until the late 1880s. He was the father of Joseph Costin who built the building down the street at 1539 Birmingham Street.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

George T. Smithers (1836 - 1892)

George T. Smithers lived in the dwelling at 1529 Birmingham Street from 1863 to 1875. He owned the properties at 1520-34 Queen Street, directly to the rear of his dwelling, and operated these buildings as investment properties. Wealthy, well-off merchants, and the political elite constructed and purchased townhouses and rowhouses between the years of 1858 and 1875 as investment properties in this area and in Schmidville, south of Spring Garden Road⁶.

Smithers sold the parcel of land and the dwelling houses to Benjamin G. Gray in 1875 to offset the debts he owed in a dispute over his deceased father’s estate⁷.

George T. Smithers was born to George Smithers (1808 - 1868) and Abigail Maria Smithers in Halifax in 1836. He had a brother named William J. Smithers and a sister named Anna Maria Smithers. His son was Rev. Allen Smithers. His nephew and niece, Lewis E. Smith and Edith A. Smith, were famous Nova Scotian painters that worked with J.E.H. Macdonald of the Group of Seven⁸. In 1859, Smithers married Elizabeth Caldwell, a daughter of the Mayor at that time, Samuel R. Caldwell⁹. The father and sons opened a shop on Granville Street in 1858 called Smithers & Sons. The business specialized in house/sign painting, window glazing, and imported paint supplies from Europe. They also supplied paper hangings and various types of glass. He is known for painting the interior of St Mark’s Church and Trinity Church in 1866

⁶ HRM, 2014

⁷ Supreme Court of Nova Scotia, 1884, p. 306

⁸ Kelly, 1990

⁹ Halifax British Colonist, August 25, 1859

(since destroyed and rebuilt after the 1917 Halifax Explosion). The father and sons received considerable local fame as oil painters, painting banners, heraldic imagery, and landscapes. From 1863 to 1887, Smithers was an active member of the Masonic fraternity at St. Andrew's Lodge and was the Grand Secretary of the Grand Royal Arch Chapter of Nova Scotia¹⁰.

Benjamin G. Gray (1828-1896)

Benjamin Gerrish Gray was born in Saint John, N.B, the son of the Rev. John W.D. Gray, a prominent rector and member of the community, and Avis Easson from Jamaica. His great-grandfather was Joseph Gray, a United Empire Loyalist who came from Boston. He entered King's College, Windsor, in 1843 and entered the bar of New Brunswick in 1850. Gray moved to Boston and married Mary Josephine Clinch in 1861. In 1865, they moved to Halifax and Gray continued his practice at an office on Bedford Row. He purchased Birmingham Street and Queen Street properties from George T. Smithers in 1875. He died in 1896¹¹.

Patrick Costin (1821-1893)

Patrick Costin was born near Dungarvan, Waterford, Ireland, circa 1821 to Michael Costin and Mary Daley. In 1844, an advertisement listed "Costin's Buildings", a set of three businesses on Hollis Street which he owned. In 1847, the buildings were put up for sale.

Noted as a popular liquor merchant operating at the Market House, the products he sold included various wines, ales, stouts, and brandies, but he was well-known in Halifax for his champagne cider. Costin had his champagne cider exhibited at various World Fairs: the 1865 Dublin International Exhibition under the Nova Scotia exhibit¹² and the 1876 American Centennial World's Fair in Philadelphia under the Canada exhibit¹³. In 1874, he bought 1264-1266 Barrington Street, a property now known as the Waverley Inn. He resold it to Sarah and Jane Romans in 1876. Costin lived at his Birmingham Street property (1549 Birmingham Street) from 1858 to 1888. He died in Saint John, New Brunswick in 1893¹⁴.

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology:

Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction. Pegs called treenails, bents, braces, and sometimes trusses are employed¹⁵. The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in North America. Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good

¹⁰ Freemasons, 1920, pp. 141-143

¹¹ Canadian Biographical Dictionary, 1881, pp. 463-465

¹² Parkinson & Simmonds, 1866, p. 364

¹³ John S. Morton, official catalogue, 1876, p.45

¹⁴ Provincial Archives of New Brunswick, n.d.

¹⁵ Ibach, 2014

support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

All the buildings within the Birmingham Streetscape were constructed of timber framing on brick foundations.

The buildings within the Dresden Row Streetscape predate the 1859 Laws Relating to the City of Halifax which implemented stronger fire protection provisions forbidding the construction of wooden buildings within a large portion of the original town. These buildings were also constructed outside of the district where wooden buildings were prohibited since the western limit of this district was defined as the west side of Queen Street.

Style (Bracketted Halifax Houses):

As a form type instead of a unique style, Halifax Houses were built as Georgian-style dwellings between 1820 and 1900 as two-and-a-half-storey buildings with gable roofs that are usually truncated at the ridge. These buildings were constructed of different materials on stone foundations with ashlar (cut stone) at the front and rubble stone at the sides and rear¹⁶. Depending on age, the earliest Halifax Houses were built of stone, then of shingle, and later of brick sometimes with stucco parge. In the United Kingdom and Ireland, these Georgian-style house types were linked to form squares, crescents, rows, and terraces. The Halifax House originated as one detached house from these linked forms, usually with solid side walls and no, or very few, windows. Many of these houses were built with masonry side walls and wooden front and rear walls for fire protection.

The Bracketted style of architecture evolved out of the Italianate style in North America. The style was popular between 1850 and 1890 and it was less historically-accurate than the Italianate style buildings constructed during this same period. The style appropriated elements from other styles including neo-classical doorways and rectangular rather than arched windows. Prominent decorative brackets line the cornice and support projecting eaves. Paired brackets were used to support architraves in lintels and over doorways and larger brackets framed buildings at both ends of the eaves. Unfortunately, brackets fail and fall off or are removed and not replaced which changes the appearance of the buildings over time¹⁷.

The buildings at 1529-49 Birmingham Street frame and define the character of this stretch of Birmingham Street, north of Spring Garden Road. The timber frame buildings were constructed as transitions or hybrids of two overlapping styles that were popular during the time of their construction, between 1850 and 1890: the Halifax House and Bracketted style. In the Italianate-inspired Bracketted style, building forms were appropriated from whatever was convenient and handy to construct. Three successive builders on this block of Birmingham Street in c. 1847, c. 1859, and c. 1879 employed the Halifax House box form, side hall entrance plan, and three-bay width and symmetry as the base for the intricate detailing and ornamentation of the Bracketted style.

¹⁶ Penney, 1989, p.65

¹⁷ Penney, p. 76

Character-defining elements of the Birmingham Streetscape (Figure 1):

- Gable and truncated gable roofs;
- Two-and-a-half storey building height of thirty and thirty-five feet;
- Three-bay building widths of twenty feet;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façades including slightly raised side hall entrances with stairs;
- Classical architectural details including cornices, Scottish dormers, shed dormers, and gable dormers;
- Wooden shingle;
- Semi-detached dwellings, in the south, attached to a previously detached dwelling, at the north, with two detached dwellings further north;
- Deep buildings with depths of 30 feet;
- Buildings set back six feet, five feet, and with no setback from the street on a descending grade;
- Oriel and triplet windows on the first storey of buildings including a lintel or roof over a cap with brackets and corbels;
- Doorway surrounds including a roof over a cap with brackets and corbels;
- Vertical hung windows;
- Corbels and brackets under the eaves;
- Projecting eaves; and
- Ashlar in front of brick foundations.

Character-defining architectural elements of 1529 Birmingham Street:

- Truncated gable roof;
- Two-and-a-half storey building height of thirty feet;
- Three-bay building width of twenty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade including slightly raised side hall entrance with stairs;
- Semi-detached dwelling;
- Deep building with depth of 30 feet;
- Building set back six feet from the street on a descending grade;
- Cornice;
- Shed dormer with paired corbels;
- Vertical hung windows on the second storey;
- First storey covered by a roof over a cap;
- Brick chimney at north end;
- Doorway surround;
- Corner board;
- Corbel under the eaves;
- Projecting eaves.
- Ashlar in front of a brick foundation;

Character-defining architectural elements of 1533 Birmingham Street:

- Truncated gable roof;
- Two-and-a-half storey building height of thirty feet;
- Three-bay building width of twenty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Deep building with depth of 30 feet;
- Semi-detached dwelling;
- Building set back six feet from the street on a descending grade;
- Almost-symmetric front façade including slightly raised side hall entrance with stairs;
- Classical architectural details including cornice and shed dormer;
- Vertical hung windows on the second storey;
- Oriel window on the first storey supported by corbels;
- First storey covered by a roof over a cap supported by corbels and brackets;
- Corner board;
- Projecting eaves.
- Ashlar in front of a brick foundation;

Character-defining architectural elements of 1535 Birmingham Street:

- Gable roof;
- Two-and-a-half storey building height of thirty-five feet;
- Three-bay building width of twenty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Deep building with depth of 30 feet;
- Detached appearance of dwelling setback five feet from the street, one foot less than the attached building to the south;
- Almost-symmetric front façade including slightly raised side hall entrance with stairs;
- Entablature under the roofline including a cornice supported by a frieze board with brackets framed by a pair of corbels
- Scottish dormer;
- Vertical hung windows on the second storey;
- Doorway surrounds including a roof over a cap with brackets and framed by a pair of corbels;
- Triplet window on the first storey including a roof over a lintel with brackets framed by a pair of corbels;
- Corner board;
- Projecting eaves with returns;
- Water table above the foundation;
- Ashlar in front of a brick foundation on a descending grade.

Character-defining architectural elements of 1539 Birmingham Street:

- Gable roof;

- Two-and-a-half storey building height of thirty-five feet;
- Three-bay building width of twenty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Deep building with depth of 30 feet;
- Detached dwelling with side yards and no setback from the street;
- Almost-symmetric front façade including slightly raised side hall entrance with stairs;
- Cornice with brackets framed by a pair of corbels underscored by a course of dentils;
- Gable dormer;
- Vertical hung windows on the second storey;
- Doorway surrounds including a cap with brackets and framed by a pair of corbels;
- Triplet window on the first storey including a lintel with brackets framed by a pair of corbels;
- Corner boards;
- Projecting eaves with returns;
- Water table above the foundation;
- Ashlar in front of a brick foundation on a descending grade.

Character-defining architectural elements of 1549 Birmingham Street:

- Three-bay building width of twenty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Detached appearance of dwelling with south side yard and no setback from the street;
- Almost-symmetric front façade including slightly raised side hall entrance with stairs;
- Cornice underscored by a course of dentils;
- Gable dormers;
- Vertical hung windows on the second storey;
- Triplet window on the first storey;
- Corner boards;
- Projecting eaves with returns;
- Water table above the foundation; and
- Brick foundation on a descending grade.

Significance of Architect / Builder

William H. Wisdom (1797-1885)

William Henry Wisdom was born in 1797 in Halifax, the son of Hezekiah Wisdom. He lived in Halifax and married Mary S. Elliott in 1819. William was noted as a master carpenter and a contractor in the city. He had 15 children with Mary and she passed away in 1866. In 1868, he went with his son Alonzo to New Zealand. He died at Cobden, Greymouth, NZ, in 1883, aged 88¹⁸. Wisdom bought Lots 34 and 35 of Pyke's Field from Henry Pryor in 1846. Over the summer he built the four buildings at 1535 and 1549 Birmingham Street, until selling the lots and dwellings in 1847 to Augustus E. Stayner and John Currie, respectively. He constructed several properties along Birmingham Street, south of Spring Garden Road, in Schmidville during the 1840s. This includes the dwellings at 1304-06, 1308-10, and 1312 Birmingham Street.

He also built the Morroy Apartments at 5269 Morris Street (1875)¹⁹.

Samuel R. Caldwell (1813-1905)

Samuel Richard Caldwell was a merchant and master blacksmith (Figure 8). He served as Alderman for Ward 2 in 1856 and in 1857. He married Margaret Irving in 1858, the same year that he constructed the six investment properties (1520-34 Queen Street) in Ward 2. He constructed the two mirror-image dwellings at 1529-33 Birmingham Street between 1860 and 1863.

He was elected Mayor of Halifax for 1859 and 1860. During his time as Mayor, Caldwell was concerned with fire prevention and social equity between classes of citizens. In 1860, the Mayor and Alderman Phillip Carteret Hill purchased two steam engines from the United States and in an 1860 letter in the *Acadian Recorder*, Caldwell stated that "my only aim was to serve the public interest of all classes of my fellow citizens." Alderman Hill succeeded him as Mayor from 1861 to 1863.



Figure 6: Pen and ink rendering of a Notmans Studio Photograph of Samuel Caldwell in 1872.
(Source: NSARM)

¹⁸ Wisdom, 1910, pp. 211-212

¹⁹ Dalhousie University Archives, 2002

Samuel Caldwell was the son of William Caldwell who served as Mayor of Halifax in 1850.

Joseph P. Costin

Joseph P. Costin from Halifax received a Bachelor of Arts degree from St. John's College in New York City in 1872. He was admitted as a barrister of the Supreme Court of Nova Scotia three years later in 1875. He was the son of Patrick Costin, a popular liquor merchant in Halifax. He owned the through-lot property at 1539 Queen Street from 1878 to 1890, during which time he built the dwelling facing Queen Street (1542 Queen Street) and the dwelling facing Birmingham Street (1539 Birmingham Street) on the same lot.

Architectural Integrity

1529 Birmingham Street

The form of the mirror-image Bracketted Halifax House at 1529 Birmingham Street is very much intact with two-and-a-half storey height, truncated gable roof, projecting eaves, and side hall entrance (Figure 7). However, the building is missing certain key elements that define the style.

The neoclassical doorway surround was simplified, and lintels were removed on the first storey. A wide shed dormer was added to the south end of the roof (Figure 1). The bay or triplet window on the first storey was removed and replaced by a fixed window with square sashes. The brackets and corbels were removed from under the cornice and roof over the first storey.

These alterations result in modest changes to the integrity of the building.

1533 Birmingham Street

The form of the mirror-image Bracketted Halifax House at 1533 Birmingham Street is very much intact with two-and-a-half storey height, truncated gable roof, projecting eaves, oriel window, and side hall entrance. However, the building is missing certain key elements that define the style.

The neoclassical doorway surround was simplified. The brackets and corbels were removed from under the cornice. Aluminum storm windows were installed on the vertical hung windows on the second storey.

The integrity of the building is largely unchanged.

1535 Birmingham Street

The form of the Bracketted Halifax House at 1535 Birmingham Street is very much intact with two-and-a-half storey height, gable roof, projecting eaves underscored by brackets, triplet

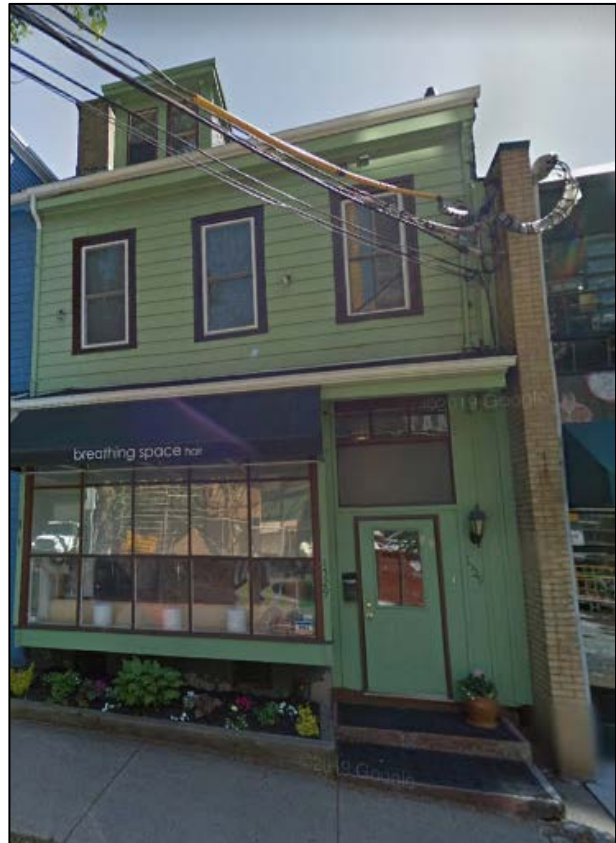


Figure 7: View of 1529 Birmingham Street, 2012. Note the projected bay window and single dormer. (Source: Google).

window, and side hall entrance. However, the building is missing certain elements that define the style.

The front doorway was removed and replaced with a porch, inset into the building, and two smaller doorway entrances were installed on the south and east (front) wall of the porch. Aluminum storm windows were installed on the vertical hung windows on the second storey.

The integrity of the building is largely unchanged.

1539 Birmingham Street

The form of the Bracketted Halifax House at 1539 Birmingham Street is very much intact with two-and-a-half storey height, gable roof, projecting eaves underscored by brackets, triplet window, and side hall entrance. However, the building is missing certain elements that define the style.

The front doorway was removed and replaced with a porch, inset into the building, and two smaller doorway entrances were installed on the south and east (front) wall of the porch. The vertical hung windows on the second storey were shortened in length by approximately one-third and replaced with vinyl inserts.

The integrity of the building is largely unchanged.

1549 Birmingham Street

The form of the Bracketted building at 1549 Birmingham Street is compromised with the addition of a larger structure at the rear half of the building and the addition of a half storey to the two-storey building (Figure 8). However, the building comprises certain key elements on the front façade that define the style including the projecting eaves underscored by a dental course, triplet window, and side hall entrance. The building is also missing certain key elements that define the style.



Figure 8: Photograph of 1549 Birmingham Street, 1970s. (Source: Unknown).

The front porch was replaced with a modern porch with side entrance. The vertical hung windows on the second storey were shortened in length by approximately one-third and replaced with vinyl inserts. Brackets and corbels were removed along the cornice. The lintel with brackets was also removed.

These alterations result in major changes to the integrity of the building.

Ownership History

1529 Birmingham Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull & John Wills	1854	1857	Carpenter; Paper Manufacturer	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1891	Barrister	Bk. 206, Pg. 51
Charles Cogswell	1891	1893	Doctor of Medicine	Bk. 284, Pg. 320
Richard Blackmore	1893	1906	Army Pay Department	Bk. 294, Pg. 282
Kate Helena Webster, et al	1906	1952		Bk. 383, Pg. 1
Isaac E Lubetsky	1952	1953	Dental Surgeon	Bk. 1153, Pg. 1045
Tacteusz Misztela, et ux Daniela Misztela	1953	1961	Merchant	Bk. 1232, Pg. 515
Sara Flick	1961	1967		Bk. 1716, Pg. 835
Ruby J Sollows	1967	1972		Bk. 2202, Pg. 642
Robert Hui, et ux Joan Hui	1972	1978	Pharmacist	Bk. 2598, Pg. 326
Image Enterprises	1978	1979	Corporation	Bk. 3219, Pg. 329
Joyce E Cahill	1979	1985		Bk. 3304, Pg. 283
Paul E Emmons	1985	--		Bk. 4006, Pg. 813

1533 Birmingham Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull & John Wills	1854	1857	Carpenter, Paper Manufacturer	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1894	Barrister	Bk. 206, Pg. 51
Frank J Cragg	1894	1906	Merchant	Bk. 302, Pg. 400
Frederick C Smythe	1906	1928	Commercial Traveller	Bk. 378, Pg. 183
Ursula Smythe, et al	1928	1928	Daughters of Frederick C Smythe	--
Patrick J Murphy	1928	1932	Hotel Proprietor	Bk. 621, Pg. 192
Mabel M Anderson, et vir	1932	1957		Bk. 692, Pg. 781
Robert L Abriel, et ux	1957	1962	Dining Car Steward	Bk. 1455, Pg. 440
Hubert S Veinotte, et ux	1962	1964		Bk. 1839, Pg. 227
Dora E Kinley	1964	1972		Bk. 2013, Pg. 980
Rosley Holdings Ltd.	1972	1974	Corporation	Bk. 2540, Pg. 225
Focus Photography Ltd.	1974	1978	Corporation	Bk. 2836, Pg. 405
Donald G Grant	1978	1978		Bk. 3261, Pg. 32
Woozles Ltd.	1978	--	Corporation	Bk. 3261, Pg. 37

1535 Birmingham Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1846	Real Estate Broker	Bk. 78, Pg. 65
William H Wisdom and Edward G Wisdom	1846	1847	Carpenters	Bk. 86, Pg. 106
Ebenezer Stayner	1847	1863	Merchant	Bk. 89, Pg. 90
Augustus E Stayner	1863	1866	Merchant	Bk. 142, Pg. 193
Elizabeth Robinson & Mary Slyater	1866	1874	----	Bk. 154, Pg. 188
Elizabeth Busby	1874	1880	----	Bk. 193, Pg. 324
James Shand	1880		Auctioneer & Real Estate Broker	Bk. 229, Pg. 400
Alexander Forrest		1897		
Lewis A Graves, et al	1897	1914	Manager at Halifax Electric Cooperage	Bk. 325, Pg. 59
Catherine Graves (Estate of Lewis A. Graves)	1914	1919	Spinster	Bk. 441, Pg. 580
Leah Warren	1919	1926	Spinster	Bk. 494, Pg. 324
Home Mission Board of the United Baptist Church	1926	1927		Bk. 601, Pg. 790
Peter Laba & Josephine Laba	1927		Merchant	Bk. 610, Pg. 1189
		1944		
Josephine Laba	1944			Bk. 866, Pg. 530
Helen & Genevive Laba	1944	1972		
Douglas A Snow	1972	1981		Bk. 2586, Pg. 606
Joyce E Cahill and J Suzanne MacDonald	1981	1988		Bk. 3509, Pg. 1133
Woozles Ltd.	1988	--		Bk. 4609, Pg. 202

1539 Birmingham Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479

Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1846	Real Estate Broker	Bk. 78, Pg. 65
William H and Edward Wisdom	1846	1847	Carpenters and Builders	Bk. 86, Pg. 106
James Wallace	1847	1852	Merchant	Bk. 87, Pg. 555
Thomas Ring	1852	1860	Merchant	Bk. 100, Pg. 223
Thomas P Ryan, et al	1860	1878	Gentleman	Bk. 126, Pg. 399
Joseph P Costin	1878	1890	Barrister	Bk. 217, Pg. 126
Michael Connors, et ux Mary Connors	1890	1943	Storekeeper	Bk. 276, Pg. 610
Anne E Macdonald	1943	1974	----	Bk. 854, Pg. 102
Wilfred E Young	1974	2003	----	Bk. 2793, Pg. 572
Cadillac Developments Ltd.	2003	2006	Corporation	Bk. 7555, Pg. 1213
GES Capital Ltd.	2006	---	Corporation	#86945079

1549 Birmingham Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1846	Real Estate Broker	Bk. 78, Pg. 65
William H and Edward Wisdom	1846	1847	Builders	Bk. 86, Pg. 106
Jacob and Catherine Currie	1847	1858	Merchant	Bk. 90, Pg. 87
Patrick Costin	1858	1883	Wine Merchant	Bk. 122, Pg. 576
Joseph P. Costin	1883	1893	Barrister	Bk. 245, Pg. 277
Richard King	1893	1902	Builder	Bk. 291, Pg. 631
Mary Ann King (Ext)	1902		-----	Bk. 287, Pg. 602
Walter M Godsoe		1912	Superintendent of the Canadian Railway Telegraph Company	
Maude M O'Dwyer (King)	1912	1958	Real Estate Broker	Bk. 418, Pg. 129
Ada H Peart	1958	1962	Librarian	Bk. 1565, Pg. 411
Kingsway Realty & Sales Ltd.	1962	1971	Corporation	Bk. 1831, Pg. 112
Mayflower Enterprises Ltd.	1971	1974	Corporation	Bk.2504, Pg.1
Thomas J Maguire, et al	1974	1975		Bk. 2836, Pg. 46
Sidney C Tarsey	1975	1975		Bk. 2871, Pg. 83

Manuge Galleries	1975	1977	Corporation	Bk.2947, Pg. 1003
Ajax Flooring & Furnishing Ltd.	1977	1979	Corporation	Bk. 3151, Pg. 639
Tara Winship	1979	1980		Bk. 3292, Pg. 543
Daimex Ltd.	1980	1981	Corporation	Bk. 3398, Pg. 864
C D Davison & Co Ltd.	1981	1987	Corporation	Bk. 3536, Pg. 658
Davidson Seamone Richard Adams Architects Ltd.	1987	1988	Corporation	Bk. 4598, Pg. 895
1822745 Nova Scotia Ltd.	1988	1988	Corporation	Bk. 4598, Pg. 898
Cynthia C Nowlan	1988	1994		Bk. 4599, Pg. 661
Neale Financial Inc.	1994	2007	Corporation	Bk. 5531, Pg. 1195
3203473 Nova Scotia Ltd.	2007	2010	Corporation	87120169
Peregrine East Realty Ltd.	2010	--	Corporation	96995080

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Attachment F

Research Report

Queen Streetscape

(1520, 1526, 1528, 1530, 1532, 1534, and 1542 Queen Street)

In support of Heritage Registration Case H00470

Prepared by:

HRM Planning and Development
September 2019

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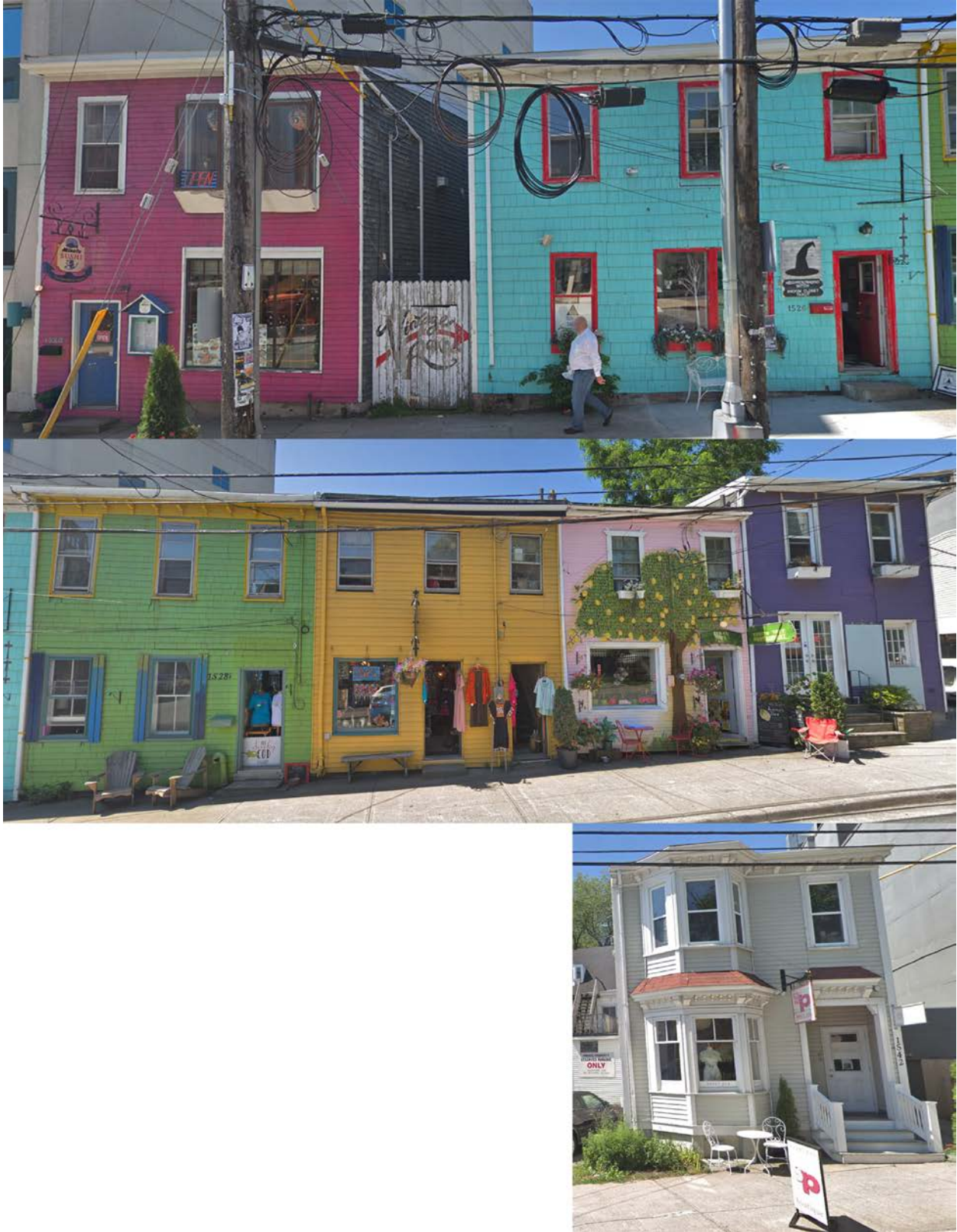


Figure 1: 1520 and 1526 Queen Street, at top, 1528, 1530, 1532, and 1534 Queen Street, middle, and 1542 Queen Street, at bottom, forming a historic streetscape north of Spring Garden Road (Google Street View 2018)

Age

Site Summary

Arranged tightly, the buildings at 1520-42 Queen Street (Figure 1) form a colourful wooden rowhouse building flanked by two similar but separate dwellings at the terminus of Doyle Street. Most of the buildings studied in this report were built prior to 1878. The City of Halifax Hopkin's Atlas (1878), Plate H, shows the studied properties in a city block bounded by Spring Garden Road and a diagonal stretch of Queen Street where it intersects with Birmingham Street and Artillery Place (Figure 2).



Figure 2: Location of the Queen Street buildings, 1878 (Source: NSARM)



Figure 3: Map of Queen Street lots, note the brewery and dwelling house on Lots 34, 35, & 36, 1835 (Source: HRM Archives)

Between 1749 and 1754, Lieutenant Governor Belcher granted all the land between the current Sackville Street, Queen Street, and Spring Garden Road to Richard Wenman, one of the first settlers to Halifax in 1749¹. In 1751, Wenman married Anne Pyke, a recent widow of John Pyke, another first settler to Halifax who later died in Dartmouth. Wenman built a ropewalk and brewery in 1754 and employed many orphaned children from the town's first orphanage on Barrington Street².

¹ Byers & McBurney, 1994, p.45; Glen, 2018, p. 26

² Glen, 2018, p. 27

In 1770, Wenman's properties were transferred to his stepson, John George Pyke³. From that year onwards, the area became known as Pyke's Fields⁴ which formed a series of pastures in the Halifax Commons, south of the Halifax Citadel. Pyke constructed his home next to the brewery and his home was the only one west of the General's residence until 1818⁵. Before his death in 1828, he lent his name to both the stone bridge over Freshwater Brook (Spring Garden Road and South Park Street) and to Pyke's Street, later renamed to Queen Street. Pyke's pastures were conveyed to James Scott Tremain in 1834 for a sum of £2,475. In May 1835, Tremain put the estate of John George Pyke, occupied by his son, Thomas Pyke, to public auction. The dwelling house was located on lots 35 and 36 and the brewery was located on lots 34 and 35 (Figure 3). It was sold by auctioneers Deblois & Mitchell (Figure 4).

James Scott Tremain sold Lots 34, 35, 36, & 37 to Isabella Hill in 1839 for £450 upon which Pyke's dwelling house and brewery stood. Isabella was a daughter of John G. Pyke, she died in 1844. Her brother, Thomas Pyke then sold Lots 34, 35, 36, & 37 to Henry Pryor in 1844 for £500.

Henry Pryor sold Lots 36 and 37 to John Hull, a master carpenter, in 1854, for £840. The administrators of John Hull's estate sold portions of Lot 36 and Lot 37 to Samuel R. Caldwell, merchant, in 1857 for £575 through public auction.

Despite the rapid development of Spring Garden Road from the early 1800s onwards, Queen Street remained surrounded by a pastoral landscape until Samuel Caldwell constructed the rowhouse building along the west side of the street circa 1858.

George T. Smithers bought these properties at a public auction in 1863 for a sum of £1,312 from the High Sheriff, John James Sawyer, when Samuel R. Caldwell neglected

Valuable Estate for Sale.

At public Auction, on Saturday, the sixteenth day of May next, at twelve o'clock at noon, on the premises:—

THAT large and commodious Dwelling House, Garden, and parcel of land in Halifax, late property of John George Pyke Esq deceased, now in the occupation of Thomas Pyke Esq. This Lot measures on y Birmingham street one hundred and ten feet, and above the same breadth on the road passing int Artillery Park, and comprehends the lots numbers thirty-six, and thirty-seven; on the plan of the late Mr. Pyke's fields; the Dwelling House contains four rooms on the first floor, four on the second floor, a garret, and commodious frost proof cellar under the whole building. This house having an spiral porch from each street may be readily converted into two Dwellings at a small expence; the roof was repaired and Shingled id 633. Immediate possession will be given id

—Brewery for sale—

Also, on the same day and on the premises the Parcel of land whereon the Brewhouse lately occupied by Mr. Pyke stands, measuring on Birmingham street one hundred and fifty five feet, and about the same distance on the Road passing the Artillery Park, being lots thirty four and thirty five, on the said plan, with the out houses thereon. A constant supply of water for carrying on the brewery may be had from the springs which are situate on the road laid out northward of the Brewery, as may be seen on reference to the plan; the above properties may be inspected upon application to Thomas Pyke, Esq on the premises, immediate possession will be given.

—Building Lots—

Also, on the same day and on the premises, all that lot of land called Pyke's fields late the property of the deceased, situate on the spring garden road, in the town of Halifax. This property has been divided into building lots, fifty feet in width by one hundred feet in length or thereabouts. Two streets, each sixty feet wide being an extension of Dresden row and Birmingham street, are proposed to be opened through the property, previous to the sale. The Lots will be divided agreeably to plan of the Estate which may be seen at the Exchange Coffee House, or at the office of the subscriber.

The Terms of sale will be a deposit of ten per cent at the time of sale, and twenty per cent on the delivery of the Deeds, which will be in fourteen days after sale; one half of the remainder in twelve months, the other half in eighteen months. (Both payments to be on interest and be secured by mortgage on the property,) or satisfactory personal security.

March 18. Scott Tremain.

Figure 4: An advertisement listing Pyke's properties for sale, 1835. (Source: Acadian Recorder, March 18, 1835, p. 1)

³ Glen, 2018, p. 27

⁴ Byers & McBurney, 1994, p.46

⁵ Glen, 2018, p. 28

to fulfill his mortgage payments and the property was foreclosed.

Smithers operated the buildings as investment properties that he rented to family members. Smithers then sold the properties and dwelling houses to Benjamin G. Gray, a local barrister and real estate agent, in 1875 after a dispute with his family over unpaid rent which went to the Supreme Court of Nova Scotia. Gray continued to operate the buildings as rental properties.

Age of Buildings

The buildings in the Queen Streetscape were built between 1857 and 1889. Best efforts have been made to pinpoint construction dates of the properties in this study. Where no records have been found for a given year, a range of dates have been used.

1520 Queen Street (built between 1859 and 1865)

1520 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The earliest-found advertisement relating to any of the buildings is for a schoolhouse in 1865 at 1520 Queen Street, adjacent to the Theatre Royal⁶ (Figure 5). The schoolhouse was occupied by William Henry Waddell, a schoolteacher who worked there from 1863 to 1867.

In 1868, an advertisement in the Halifax Citizen listed the same building, adjacent to the Theatre Royal, for rent by George T. Smithers, a local painter and property owner (Figure 6). It indicated that the building was suitable for a school or saloon. The McAlpine's City Directory for 1869-1870, lists Charles Woolnough as the operator of a saloon at this location.

1526 Queen Street (built between 1859 and 1863)

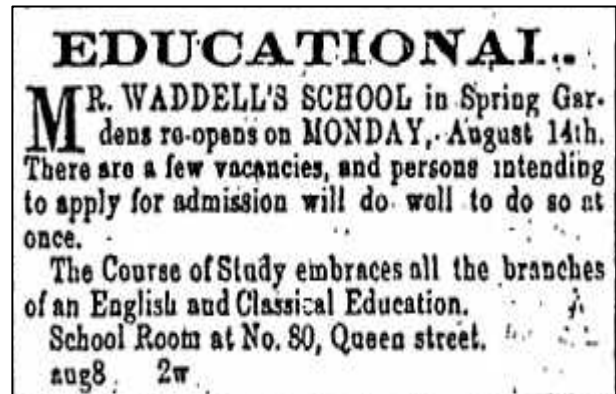


Figure 5: Advertisement for W.H. Waddell's school at 80 Queen Street, 1865 (Source: Halifax Citizen, August 12, 1865, p. 3)



Figure 6: Advertisement listing the school house for rent (Source: Halifax Citizen, May 18, 1868 p. 3)

⁶ The adjacent Theatre Royal (as seen in the 1878 map) was a barn owned by Hunter & Chambers (military contractors) that was turned into a playhouse in December 1846 by the Garrison Amateurs, an officers' group from the nearby military installations. It was the most important playhouse in Halifax from 1846 to 1867. From 1867 to the mid-1880s, the theatre was left in a decrepit state with its last performance having taken place in 1874. It was torn down in 1885.

1526 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The Hutchinson's Business Directory for 1863 lists Margaret Doyle, widow of John Doyle, as living in the building at 1526 Queen Street.

The McAlpine's City Directory lists Walter Lockhart as living in the building. Frederick H. Lockhart, a miner and builder, lived there from 1871 to 1873. The McAlpine's City Directory lists Henry Merrick, a painter, as living in the same building in 1874 and 1875.

1528 Queen Street (built between 1859 and 1868)

1528 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The McAlpine's Nova Scotia Directory for 1868 lists Michael Morrissey, a tailor, and Mary F. Morrissey as living in the building. The McAlpine's City Directory lists Francis H. Todd, a clerk and painter, as living in the building from 1872 to 1875.

1530 Queen Street (built between 1859 and 1874)

1530 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The McAlpine's City Directory for 1874 lists William P. Malloy, a labourer, as living in the building.

1532 Queen Street (built between 1859 and 1874)

1532 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The McAlpine's City Directory for 1874 lists Ann Duggan, widow of John Duggan as living in the building.

1534 Queen Street (built between 1859 and 1868)

1534 Queen Street does not appear as an existing building in William Gossip's surveys and plans of Halifax between 1857 and 1858. The McAlpine's Nova Scotia Directory for 1868 and the City Directories for 1869 lists William and Rachael/Rhoda Cass as living at this building. Cass was a mason and died in 1870-1871. His wife would continue living in the building until 1875. It was then occupied by John J. Powell, an engineer, from 1876 to 1897. Powell purchased the property from Benjamin G. Gray in 1876.

1542 Queen Street (built between 1879 and 1889)

1542 Queen Street originally appears in the 1878 Hopkin's Atlas as a stable, but the dwelling house appears in the 1889 C.E. Goad's Atlas.

In 1878, Joseph P. Costin purchased the through-lot (1542 Queen Street/1539 Birmingham Street) from Catherine Ryan, formerly belonging to Thomas P. Ryan. In 1890, Michael Connors, a storekeeper purchased the through-lot property from Eliza, the wife of Joseph P. Costin, for a sum of \$2,660.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

Benjamin G. Gray (1828-1896)

Benjamin Gerrish Gray was born in Saint John, N.B, the son of the Rev. John W.D. Gray, a prominent rector and member of the community, and Avis Easson from Jamaica. His great-grandfather was Joseph Gray, a United Empire Loyalist who came from Boston. He entered King's College, Windsor, in 1843 and entered the bar of New Brunswick in 1850. Gray moved to Boston and married Mary Josephine Clinch in 1861. In 1865, they moved to Halifax and Gray continued his practice at an office on Bedford Row. He purchased the Birmingham Street and Queen Street properties from George T. Smithers in 1875. He died in 1896⁷.

Apart from his work as a barrister, he also built several properties across Halifax. This included the Morroy Apartments at 5269 Morris Street (1875)⁸.

William Henry Waddell (1838-1913)

Waddell was born in Truro in June 1837. He was the son of James Waddell and the grandson of Reverend John Waddell. He was married and had a daughter. He worked in Pictou County before moving to Halifax in the 1860s. He operated a schoolhouse at 80 Queen Street (1520 Queen Street) between 1863 and 1869. Waddell then became the first principal then superintendent at Fort Massey Academy from 1868 to 1871. From 1885, Waddell worked as an English literature and geography teacher at the Halifax Academy high school. In 1888, he organized a youth organization called the Young People's Society of Christian Endeavour. He was elected as an elder of Fort Massey Church in 1890⁹. In 1908, he was the owner of the Arnold School for Boys and lived in Rosebank Cottage on Jubilee Road¹⁰.

Charles Woolnough

The buildings at 1520-34 Queen Street were constructed as dwelling houses of the industrial working class. Many labourers, masons, and carpenters resided there in the last half of 19th century. Two saloons were located nearby at the corner of Spring Garden Road and Queen Street and at 80 Queen Street (1520 Queen Street).

During the 1870s and 1880s, the once-prestigious Theatre Royal was in a decrepit state due to the end of the Garrison theatre and the economic depression of the early 1870s caused by the end of the Reciprocity Treaty with the United States in 1866¹¹. As a result, Haligonians from all

⁷ Canadian Biographical Dictionary, 1881, pp. 463-465

⁸ Dalhousie University Archives, 2002

⁹ Sinclair, 1971, pp. 1, 24

¹⁰ Halifax Citizen, September 19, 1868, p. 4

¹¹ Boutilier, 2005, p. 101

economic levels had turned to either complimentary or inexpensive forms of entertainment. Circuses, vaudeville, picnics, and spectator sports such as baseball and quoits captured the interest of the public and this was evident from the success of Charles Woolnough's Pleasure Grounds.

Woolnough was born in England and had settled in Halifax following military service during the Crimean War. In 1856, he bought property on McNab's Island from the McNab family and built a pier. He was known for organizing events for dignitaries such as Prince Arthur, who would later become Canada's Governor-General. Many people showed up for that event and were pleased with the entertainment and catering as carefully planned by Woolnough. In 1869, he opened a saloon at 80 Queen Street (1520 Queen Street). In 1873, he opened Woolnough's Pleasure Grounds. There were harbour cruises, walking trails, a dance hall featuring military and civilian bands of the time, a restaurant, and an area for quoits and baseball. The grounds were still often used to entertain dignitaries with the public welcome for most functions. Woolnough owned and worked in many restaurants and saloons from the 1860s to the 1890s. He was the head waiter at the Halifax Club. From 1871 to 1895, he owned and managed the Pictou House restaurant on Salter Street. He sold his property on McNab's Island to James Findlay and returned to England in 1906¹².

George T. Smithers (1836 - 1892)

George T. Smithers was born to George Smithers (1808 - 1868) and Abigail Maria Smithers in Halifax in 1836. He had a brother named William J. Smithers and a sister named Anna Maria Smithers. In 1859, Smithers married Elizabeth Caldwell, a daughter of the Mayor at that time, Samuel R. Caldwell¹³. His son was Rev. Allen Smithers. His nephew and niece, Lewis E. Smith and Edith A. Smith, were famous Nova Scotian painters that worked with J.E.H. Macdonald of the Group of Seven¹⁴.

Smithers and his sons opened a shop on Granville Street in 1858 called Smithers & Sons. The business specialized in house/sign painting, window glazing, and imported paint supplies from Europe. They also supplied paper hangings and various types of glass. He is known for painting the interior of St Mark's Church and Trinity Church in 1866 (since destroyed and rebuilt after the 1917 Halifax Explosion). The father and sons received considerable local fame as oil painters, painting banners, heraldic imagery, and landscapes. From 1863 to 1887, Smithers was an active member of the Masonic fraternity at St. Andrew's Lodge and was the Grand Secretary of the Grand Royal Arch Chapter of Nova Scotia¹⁵.

The dwellings at 1520-34 Queen Street were built as investment properties by Samuel R. Caldwell before he sold the properties to George T. Smithers who continued to operate the buildings as investment properties. From the entries in the earliest available McAlpine City Directories, George T. Smithers is not listed as the person residing at any of the Queen Street

¹² Boutilier, 2005, p. 100; The Friends of McNabs Island Society, n.d.

¹³ Halifax British Colonist, August 25, 1859

¹⁴ Kelly, 1990

¹⁵ Freemasons, 1920, pp. 141-143

addresses. He lived in the dwelling at 1529 Birmingham Street from 1863 to 1875. Wealthy, well-off merchants, and the political elite constructed and purchased townhouses and rowhouses between the years of 1858 and 1875 as investment properties in this area and in Schmidville, south of Spring Garden Road¹⁶.

Smithers sold the parcel of land and the dwelling houses to Benjamin G. Gray in 1875 to offset the debts he owed in a dispute over his deceased father's estate¹⁷.

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology:

Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction. Pegs called treenails, bents, braces, and sometimes trusses are employed¹⁸. The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in North America. Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

All of the buildings within the Queen Streetscape were constructed of timber framing on brick foundations parged with stucco in the 1860s with the possible exception of 1542 Queen Street which was constructed later in the 1880s on a stone foundation.

The 1859 Laws Relating to the City of Halifax implemented stronger fire protection provisions forbidding the construction of wooden buildings within a large portion of the original town. However, the buildings within the Queen Streetscape at 1520-34 Queen Street were likely constructed in 1859 before these laws came into effect, delineated as follows in the Laws:

Beginning at the foot or north-east corner of Jacob street where it touches Water street; thence to run west along the north side of Jacob until it strikes the western side of Brunswick street; thence along the eastern side of Brunswick street to the south east corner of the glacis of the citadel; thence by the south side of the glacis westerly to a point opposite to the north west corner of Queen street; thence by the various courses of Queen street on the western side thereof until it strikes the south side of Morris street; thence by the south side of Morris street easterly to the east side of Water street; thence

¹⁶ HRM, 2014

¹⁷ Supreme Court of Nova Scotia, 1884, p. 306

¹⁸ Ibach, 2014

by the eastern side of Water street northerly to a point opposite to the place of beginning.

The western limit of this district was delineated as the “western side of Queen Street”. The private properties just west of the western side of the public right-of-way of Queen Street may have been defined as outside of the district. In which case, Samuel Caldwell may have constructed these buildings at any time between 1859 and 1863.

The plan of the building at 1542 Queen Street includes a diagonal front wall following the lot frontage of the diagonal section of Queen Street. The building plan closely matches the plan of the stable that existed at the same location (Figure 2). It is possible that Joseph Costin converted the stable into the existing dwelling. The Laws Relating to the City of Halifax in the 1880s may have prohibited the construction of wooden buildings in this area but enlarging and converting the use of wooden buildings were permitted in certain situations.

Style:

The Bracketted style of architecture evolved out of the Italianate style in North America. The style was popular between 1850 and 1890 and it was less historically-accurate than the Italianate style buildings constructed during this same period. The style appropriated elements from other styles including neo-classical doorways and rectangular rather than arched windows. Prominent decorative brackets line the cornice and support projecting eaves. Paired brackets were used to support architraves in lintels and over doorways and larger brackets framed buildings at both ends of the eaves. Unfortunately, brackets fail and fall off or are removed and not replaced which changes the appearance of the buildings over time¹⁹.

The buildings at 1520-42 Queen Street frame and define the character of this stretch of Queen Street, north of Spring Garden Road. The timber frame buildings were constructed in the Bracketted style.

Character-defining elements of the Queen Streetscape (Figure 1):

- Almost-flat roofs;
- Five attached rowhouses flanked by two separate buildings on both sides;

¹⁹ Penney, p. 76

- Two-storey buildings heights of eighteen and twenty feet;
- Buildings widths of eighteen, twenty and twenty-five feet divided into two or three bays;
- Deep buildings with depths of 30 feet;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façades including slightly raised side hall entrances with stairs;
- Buildings set back two feet from the street on a descending grade;
- Vertical two-over-two hung windows;
- Corbels and brackets under the eaves;
- Projecting eaves; and
- Wooden shingles.

Character-defining architectural elements of 1520 Queen Street (Figure 7):

- Almost-flat roofs;
- Two-storey building height;
- North side yard;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façades with side hall entrance;
- Vertical two-over-two hung windows;
- Cornice;
- Projecting eaves;
- Wooden shingles; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1526 Queen Street (Figure 9):

- Almost-flat roofs;
- Two-storey building height;
- South side yard;
- Rowhouse;
- Building width greater than height and divided into three bays;



Figure 7: Photograph of 1520 Queen Street, 1942. Note In the background, the neoclassical doorway surround and lintels with paired brackets supporting an architrave above the windows. (Source: NSARM).

- Deep building with depth of 30 feet;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Vertical two-over-two hung windows;
- Cornice with brackets and corbel at near the corner;
- Projecting eaves;
- Wooden shingles; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1528 Queen Street:

- Almost-flat roofs;
- Two-storey building height;
- Rowhouse;
- Building width divided into three bays;
- Deep building with depth of 30 feet;
- Square-shaped front façade;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Vertical two-over-two hung windows;
- Cornice with brackets;
- Projecting eaves;
- Wooden shingles; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1530 Queen Street:

- Almost-flat roofs;
- Two-storey building height;
- Rowhouse;
- Building width divided into three bays;
- Deep building with depth of 30 feet;
- Square-shaped front façade;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Vertical two-over-two hung windows;
- Cornice;
- Projecting eaves; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1532 Queen Street:

- Almost-flat roofs;
- Two-storey building height;
- Rowhouse;
- Building taller than wide with width divided into two bays;
- Deep building with depth of 30 feet;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Vertical two-over-two hung windows;
- Cornice;
- Projecting eaves; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1534 Queen Street:

- Almost-flat roofs;
- Two-storey building height;
- Rowhouse;
- Building slightly taller than wide with width divided into two bays;
- Deep building with depth of 30 feet;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Vertical hung windows;
- Cornice;
- Projecting eaves; and
- Slightly elevated red brick foundation revealed on the descending grade.

Character-defining architectural elements of 1542 Queen Street:

- Almost-flat roofs;
- Two-storey building height;
- North and south side yards;
- Building width divided into two bays;
- Deep building with depth of 30 feet;
- Square-shaped front façade;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Asymmetric front façade with side hall entrance;
- Double bay window including a roof over a cap with brackets and corbels, above the first storey bay window;
- Doorway including a roof over a cap with brackets and corbels;
- Vertical hung windows;
- Cornice with brackets and corbels;

- Projecting eaves; and
- Slightly elevated red brick foundation revealed on the descending grade.

Significance of Architect / Builder

Samuel R. Caldwell (1813-1905)

Samuel Richard Caldwell was a merchant and master blacksmith (Figure 8). He served as Alderman for Ward 2 in 1856 and in 1857. He married Margaret Irving in 1858, the same year that he constructed the six investment properties (1520-34 Queen Street) in Ward 2.

He was elected Mayor of Halifax for 1859 and 1860. During his time as Mayor, Caldwell was concerned with fire prevention and social equity between classes of citizens. In 1860, the Mayor and Alderman Phillip Carteret Hill purchased two steam engines from the United States and in an 1860 letter in the *Acadian Recorder*, Caldwell stated that “my only aim was to serve the public interest of all classes of my fellow citizens.” Alderman Hill succeeded him as Mayor from 1861 to 1863.

Samuel Caldwell was the son of William Caldwell who served as Mayor of Halifax in 1850.

Joseph P. Costin

Joseph P. Costin from Halifax received a Bachelor of Arts degree from St. John’s College in New York City in 1872. He was admitted as a barrister of the Supreme Court of Nova Scotia three years later in 1875. He was the son of Patrick Costin, a popular liquor merchant in Halifax. He owned the through-lot property at 1542 Queen Street from 1878 to 1890, during which time he built the dwelling facing Queen Street (1542 Queen Street) and the dwelling facing Birmingham Street (1539 Birmingham Street) on the same lot.



*Figure 8: Pen and ink rendering of a Notmans Studio Photograph of Samuel Caldwell in 1872.
(Source: NSARM)*

Architectural Integrity

1520 Queen Street

The form of the Bracketted house at 1520 Queen Street is very much intact with two storey height, wooden shingles, flat roof, projecting eaves, and side hall entrance (Figures 1). However, the building is missing certain key elements that define the style.

The neoclassical doorway surround and lintels with paired brackets supporting an architrave (Figure 7) were removed. The building was converted from three-bay width to a two-bay width with the removal of two vertical hung windows on both the first and second storey. These windows were replaced with a single picture frame window with three vertical fixed sashes on both storeys. The brackets and corbels near the corners were removed.

These alterations result in modest changes to the integrity of the building.

1526 Queen Street

The form of the Bracketted house at 1526 Queen Street is very much intact with two storey height, flat roof, wooden shingles, three-bay width, projecting eaves, brackets and corbel under the eaves, and side hall entrance. However, the building is missing certain key elements that define the style.

The neoclassical doorway surround and lintels that ornamented the building (Figure 9) were removed. A vertical hung window on the first storey was replaced with two paired fixed panes at the centre of the building.

The integrity of the building is largely unchanged.

1528 Queen Street

The form of the Bracketted house at 1528 Queen Street is very much intact with two storey height, flat roof, wooden shingles, three-bay width, projecting eaves, brackets under the eaves, and side hall entrance. However, the building is missing certain key elements that define the style.



Figure 9: Photograph of 1526 and 1528 Queen Street, 1942. (Source: NSARM).

The neoclassical doorway surround and lintels on the first storey were removed.

The integrity of the building is largely unchanged.

1530 Queen Street

The form of the Bracketted house at 1530 Queen Street is very much intact with two storey height, flat roof, three-bay width, projecting eaves, and side hall entrance. However, the building is missing certain key elements that define the style.

The neoclassical doorway surround and lintels were removed. The central vertical hung window on the first storey was removed and replaced with a narrow doorway. The left vertical hung window on the first storey was removed and replaced with a fixed square-shaped picture frame window. The wooden shingles were replaced or covered with vinyl clapboard siding. The Bracketted cornice was removed from the front wall.

These alterations result in modest changes to the integrity of the building.

1532 Queen Street

The form of the Bracketted house at 1532 Queen Street is very much intact with two storey height, flat roof, two-bay width, projecting eaves, and side hall entrance. However, the building is missing certain key elements that define the style.

The neoclassical doorway surround and lintels were removed. The vertical hung window on the first storey was removed and replaced with a fixed picture frame window. The wooden shingles were replaced or covered with vinyl clapboard siding. The Bracketted cornice was removed from the front wall.

The integrity of the building is largely unchanged.

1534 Queen Street

The form of the Bracketted house at 1534 Queen Street is very much intact with two storey height, flat roof, two-bay width, projecting eaves, and side hall entrance. However, the building is missing certain key elements that define the style.

The neoclassical doorway surround and lintels were removed. The vertical hung window on the first storey was removed and replaced with a wide doorway and French doors high above grade, accessed by a stairway with four wide steps. The wooden shingles were replaced or covered with vinyl clapboard siding. The Bracketted cornice was removed from the front wall.

These alterations result in modest changes to the integrity of the building.

1542 Queen Street

The form of the Bracketted house at 1542 Queen Street is very much intact with two storey height, flat roof, two-bay width, double bay window, projecting eaves, brackets and corbel under the eaves, and side hall entrance. However, the building is missing certain key elements that define the style.

The front doorway was removed and replaced with a porch, inset into the building, and two smaller doorway entrances were installed on the south and west (front) wall of the porch. An addition was made, after 1967, to connect the rear of the building to another building located at 1539 Birmingham Street on the through-lot. The wooden shingles were replaced or covered with vinyl clapboard siding. The Bracketted cornice was removed from the front wall.

The integrity of the building is largely unchanged.

Ownership History

1520 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1889	Barrister	Bk. 206, Pg. 51
Thomas P Connors et ux Margaret Connors	1889	1908	Tailor	Bk. 272, Pg. 679
Mary Foley	1908	1917	Widow	Bk. 385, Pg. 661
William F Foley	1917	1924		Bk. 474, Pg. 415
Marie E Durand	1924	1924	Real Estate Broker	Bk. 576, Pg. 185
Phoebe Supple	1924	1935	Widow	Bk. 589, Pg. 413
Martha Brown et vir George W Brown	1935	1981	----	Bk. 723, Pg. 425
Michael Raymond Norris	1981	1990	----	Bk. 3486, Pg. 1025
Venture Enterprises Limited	1990	----	Corporation	Bk. 4899, Pg. 1024

1526 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown

Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1889	Barrister	Bk. 206, Pg. 51
Charles Cogswell	1889	1894	Doctor	Bk. 284, Pg. 320
George A Jones	1894	1929	Gardener	Bk. 299, Pg. 641
Ray Gordon	1929	1956	Not Listed	Bk, 629. Pg. 578
Jacob Gordon	1956	1962	Retired	Bk. 1407, Pg. 420
John E Godwin, et ux Anna G Godwin	1962	1963	Barrister	Bk. 1880, Pg. 451
Catherine G Canning	1963	1990	Not Listed	Bk. 1902, Pg. 815
Michael Raymond Norris	1990	2012	Not Listed	Bk. 4946, Pg. 651
Ventures Enterprises Ltd.	2012	----	Corporation	#100180737

1528 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1889	Barrister	Bk. 206, Pg. 51
Walter Deleware, et ux Matilda Deleware	----	1914	Shipping Clerk	

Edward Quirk, et ux, Florence M Quirk	1914	1926	Gentleman	Bk. 433, Pg. 516
Amelia G Chisolm	1926	1959		Bk. 616, Pg. 556
Gregorio Persiklas, et ux Gloria Persiklas	1959	1962	Employee of Standard Paving Company	Bk. 1600, Pg. 468
George & Mooner Lee	1962	1972	----	Bk. 1817, Pg. 112
Victor E Stevens & George A Simon	1972	----	----	Bk. 2563, Pg. 789
D.J. Properties Ltd.	----	1977	Corporation	
Tez Kang Lee	1977	1980	Cook	Bk. 3131, Pg. 698
Ventures Enterprises Ltd.	1980	---	Corporation	Bk. 3389, Pg. 274

1530 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1889	Barrister	Bk. 206, Pg. 51
William L Payzant	1894	1895	Barrister	
Walter L Lassen	1895	1906	Clerk	Bk. 308, Pg. 95
John Laing	1906	1909	Telephone Operator	Bk. 378, Pg. 213
Adelard Fortier	1909	1928	Optician	Bk. 401, Pg. 468
Marie Fortier	1928	1958	----	Bk. 616, Pg. 743
Emile Briand	1958	1958	Widower	Bk. 1551, Pg. 774
Marguerite Baxter	1959	1968	Widow	Bk. 1588, Pg. 30
Nova Realty Ltd.	1968	1968	Corporation	Bk. 2214, Pg. 535

William S Taylor, et ux Carol A Taylor	1968	1970	Police Officer	Bk. 2242, Pg. 120
Murray E Whynott	1970	1970	----	Bk. 2400, Pg. 564
Philip D Whynott, et ux Lucie J Whynott	1970	1974	----	Bk. 2416, Pg. 863
Ross J Cormier	1974	1975	----	Bk. 2747, Pg. 821
D.J. Properties Ltd.	1975	1977	Corporation	Bk. 2879, Pg. 793
Brenda Jollimore	1977	1982	----	Bk. 3174, Pg. 359
Ventures Enterprises Ltd.	1982	----	Corporation	Bk. 3570, Pg. 874

1532 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1891	Barrister	Bk. 206, Pg. 51
Charles Cogswell	1891	1894	Doctor of Medicine	Bk. 284, Pg. 320
Benjamin G Street, et ux Margaret J Street	1894	---	Dye Works Proprietor	Bk. 300, Pg. 211
John L Alexander, et ux Annie Alexander	----	1917	Hotel Proprietor	-----
Edmund K Puddington, et ux, Lillian Puddington	1917	1920	Clerk	Bk. 469, Pg. 557
Raymond Jacques, et ux Freda Siteman	1920	1968	Stevedore	Bk. 536, Pg. 378
Wilfred T Keefe, et ux Anna L Keefe	1968	1969	----	Bk. 2271, Pg. 799

Trevor Hayward, et ux Matilda Hayward	1969	1970	----	Bk. 2300, Pg. 341
Fun M Fong, et ux Yuet Fong	1970	1974	Restaurateur	Bk. 2366, Pg. 410
L Shao Liu, et ux M Shin Liu	1974	1990	Staff Psychiatrist	Bk. 2769, Pg. 10
Bianca Liberatore	1990	2015	----	Bk. 4963, Pg. 65
Vittorio Aldo Liberatore	2015	----	----	#106461388

1534 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1854	Real Estate Broker	Bk. 78, Pg. 65
John Hull	1854	1857	Carpenter	Bk. 106, Pg. 604
Samuel R. Caldwell	1857	1863	Blacksmith	Bk. 118, Pg. 119
John J Sawyer	1863	1863	High Sheriff	Foreclosure due to Caldwell's inability to pay mortgage
George T Smithers	1863	1875	Painter	Bk. 142, Pg. 138
Benjamin G Gray, et ux Josephine M Gray	1875	1876	Barrister	Bk. 206, Pg. 51
John Powell	1876	1904	Engineer	Bk. 205, Pg. 335
William R Powell	1904	1913	Accountant	Bk. 365, Pg. 65
Frank W Browning	1913	1924	Janitor	Bk. 421, Pg. 555
Agnes Browning	1924	1930	Widow	Bk. 570, Pg. 549
William F Smith, et ux Ann A Smith	1930	1956	Foreman	Bk. 654, Pg. 617
Leo Shadbolt	1956	1969	Truck Driver	Bk. 1444, Pg. 327
Dora E Kinley	1969	1970	----	Bk. 2343, Pg. 962
Mary B Power	1970	1981	----	Bk. 2385, Pg. 529
Bianca Liberatore	1981	2015	----	Bk. 3483, Pg. 861
Bianca E Liberatore & Vittorio A Liberatore	2015	----	----	#106461388

1542 Queen Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Isabella Hill	1839	1844	Widow	Bk. 66, Pg. 479
Thomas Pyke	1844	1844	Gentleman	Unknown
Henry Pryor	1844	1846	Real Estate Broker	Bk. 78, Pg. 65
William H and Edward Wisdom	1846	1847	Builders	Bk. 86, Pg. 106
James Wallace	1847	1852	Merchant	Bk. 87, Pg. 555
Thomas Ring	1852	1860	Merchant	Bk. 100, Pg. 223
Thomas P Ryan, et al	1860	1878	Gentleman	Bk. 126, Pg. 399
Joseph P. Costin	1878	1890	Barrister	Bk. 217, Pg. 126
Michael Connors, et ux Mary Connors	1890	1943	Storekeeper	Bk. 276, Pg. 610
Anne E Macdonald	1943	1974	----	Bk. 854, Pg. 102
Wilfred E Young	1974	2003	----	Bk. 2793, Pg. 572
Cadillac Developments Ltd.	2003	2006	Corporation	Bk. 7555, Pg. 1213
GES Capital Ltd.	2006	----	Corporation	#86945079

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Attachment G

Research Report

Grafton Streetscape

(1545-49, 1560, 1567, 1579, and 1600 Grafton Street)

In support of Heritage Registration Case H00470

Prepared by:

HRM Planning and Development
September 2019

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Figure 1: 1545-49 Grafton Street (top), 1560 and 1567 Grafton Street (middle), and 1579 and 1600 Grafton Street (bottom) (Google Street View 2018)

Age

Site Summary

The buildings of the streetscape were built between the 1850s and 1910 and frame Grafton Street between Sackville Street and Blowers Street. The brick masonry buildings were built in the 1890s to early 1900s. The wooden frame buildings were built from 1850 onwards (Figure 1). In 1749, the Town of Halifax was established as a bastide town surrounded by a palisade and five forts. The bastide town plan was based on a simple grid pattern used by the British and the French since the Medieval period for new towns and defensive forts¹.

The Town of Halifax was divided into a series of wards or divisions named after the high-ranking Captains of the Militia. The divisions were subdivided into blocks, 320 feet long by 120 feet deep. This area of Grafton Street, between Blowers Street and Sackville Street, was labelled as part of Callendar's Division, named for Alexander Callendar (Figure 2). Much of the streetscape lies between Blocks B and C of the ward which were further subdivided into 16 lots each, measuring sixty by forty feet².

Age of Buildings

Best efforts have been made to pinpoint construction dates of the properties in this study. Where no records have been found for a given year, a range of dates have been used

1545-49 Grafton Street (built in 1899)

Robert Ainsley, a livery stable keeper bought the parcel of land (now 1545-49 Grafton Street) from the executors of Rev. Thomas Connolly, D.D in 1876 for \$3,000. He had already owned the adjacent parcels on Blowers Street, including the Ainsley Stables (Figure 5). The Ainsley Stables

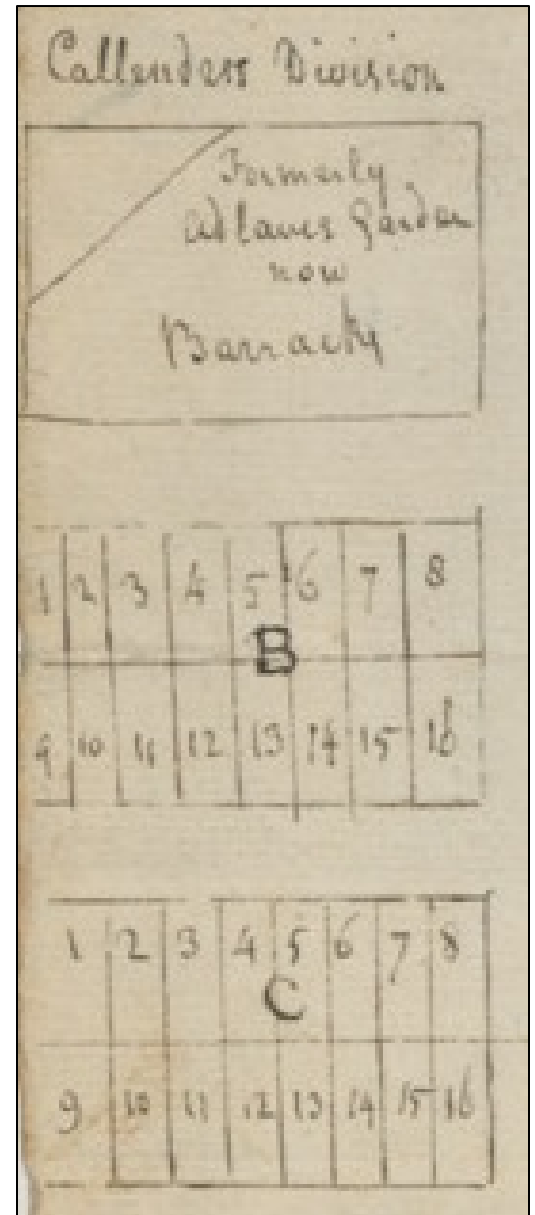


Figure 2: Map of the Divisions of the Town of Halifax, 1810. (Source: NSARM).

¹ Morris, 2010, pg. 14

² Hutchinson, 1868-1869, pp. 153-154

were probably the largest and most important stables in Halifax at the time.

Michael Edwin Keefe, a carpenter and former mayor of Halifax, was hired by Mathilda Ainsley to build a series of brick tenements in 1899 (Figure 3). Over the years, these tenements were occupied by working class-residents and the lower level was often used as storefronts such as gift shops, restaurants, grocery stores, laundromats, and watch repairs³.

FORM NO. 5.

Application No. _____ District *Brick* (Brick or Wooden.)

To the Inspector of Buildings, Halifax, *4th* day of *April* 18*99* (Erect, alter or enlarge.) (Brick, stone or wooden.)

Permission is hereby requested to *erect 4* a *3 story* *Brick* building on *Grafton & Blower Sts.* (Here state definitely where the building is or is to be situated.)

_____ intended to be used as *Dwellings & shop*

performed in accordance with the Building Act, and with the plans and specification submitted to the Inspector of Buildings. The whole work to be

Figure 3: Building Permit by M.E. Keefe for Mathilda Ainsley, 1899. (Source: HRM Archives)

1579 Grafton Street (built in 1891)

In 1890, the City of Halifax considered building a hook-and-ladder fire engine house to replace the old one located on the opposite side of Grafton Street (see the older station at the bottom left corner of Figure 9). The City Treasurer put out a tender for a loan of \$5,000 to the City of Halifax for the construction of the building. J.C. Mackintosh⁴ bid and won the tender. The lot was formerly owned by C.W. McGinn and it was purchased by the City for \$1,000. The building was quickly built in 1891 (Figure 5). It stands as one of only a few brick buildings left from that era on Grafton Street.

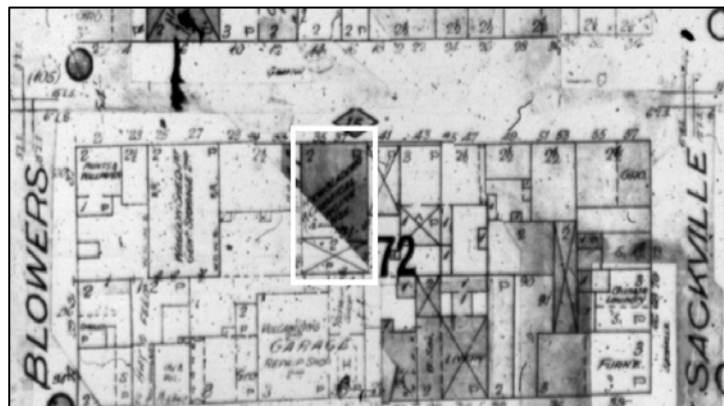


Figure 4: The Grafton Street Ladder House (1579 Grafton Street), outlined in white, from the 1895 Fire Insurance Plan. (Source: NSARM).

³ HRM, 1989

⁴ City of Halifax, 1890, Nov. 4, p. 217

1567 Grafton Street (built in 1910)

According to the C.E. Goad's Atlas of 1889, the property at 1567 Grafton Street was the location of a series of one-and-a-half storey wooden buildings owned by Lawrence Ryan located directly across the street from the A.L. Slipp Livery Stables. In 1910, a two-storey brick masonry building was constructed on the site. It featured twelve-inch and sixteen-inch walls and a composition roof. The first storey was used for wagon carts and the second storey housed general storage⁵. This is supported by a building permit in 1910 for the construction of a brick masonry building on the lot owned by Francis J. Robinson, the president of the Halifax Transfer Company. The building was constructed by a contractor named Walter F. Lownds for a cost of \$3,500⁶.

1560 Grafton Street (built before 1851)

The property at 1560 Grafton Street was part of Callendar's Division, Letter B, Block 9. It was conveyed to William Duffus, a prominent merchant. Duffus sold the eastern half of the parcel to John Wilson, a farmer, in 1812. The premises were conveyed to James Flannigan, a trader, in 1838. Along with his wife Elizabeth, Flannigan owned the parcel of land until 1847 when it was conveyed to Patrick Tobin, merchant.



Figure 5: Lot 9 in 1888, depicting 1560 Grafton Street very close to its existing appearance. (Source: NSARM).

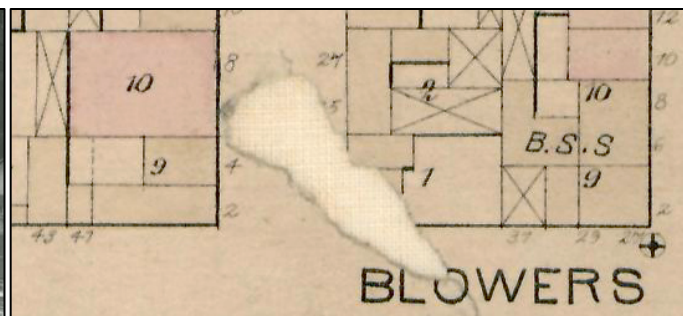


Figure 6: Location of Lot 9 on Grafton Street south of the Ainsley.L. Slipp Livery Stables on Lot 10, 1878. (Source: HRM).

The City of Halifax map from 1851 identifies a building with ell extending along Blowers Street at the northwest corner of Grafton Street (Figure 7). According to the William Gossip surveys and plans from 1859 to 1864, a wood-frame building stood within the footprint of the current building at the corner of Grafton and Blowers Streets. The property was conveyed in trust to John N. Ritchie in 1867 before he sold it to Thomas J. Mooney, merchant, in the same year. Around this time, the building was used as a liquor shop and retail grocer⁷. The building was left vacant from 1874 to 1881. Between 1879 and 1888, Mr. Mooney converted the two-and-a-half storey building to a full three storeys and added a glass storefront (Figure 5). The 1878 Hopkins City of Halifax Atlas identifies the building on the corner lot (Figure 6).

⁵ Goad, 1889; Goad, 1914

⁶ City of Halifax, 1910

⁷ Hutchinson's Provincial Directories of 1864-1865/1866-1867 and the McAlpine's City Directories of 1869-1870 to 1872-1873

1600 Grafton Street (built before 1851)

The corner lot at 1600 Grafton Street was part of Callendar's Division, Letter B, Lot 16. It was originally conveyed to Peter Wright in 1749 through the original lot draw. It later came into the possession of Richard Gibbons, the first Chief Justice of Cape Breton. He owned various lots of land within the B block. He died imprisoned in Nantes, France in 1794 and conveyed the land to his wife Susannah in his Last Will and Testament, prepared in 1781. In 1825, a deed of partition divided land between Archibald C. Dodd, Richard Colliers, Bernard Marshall, and Desbarres and Ann Gibbons, including Lots 7, 14, 15, and 16.

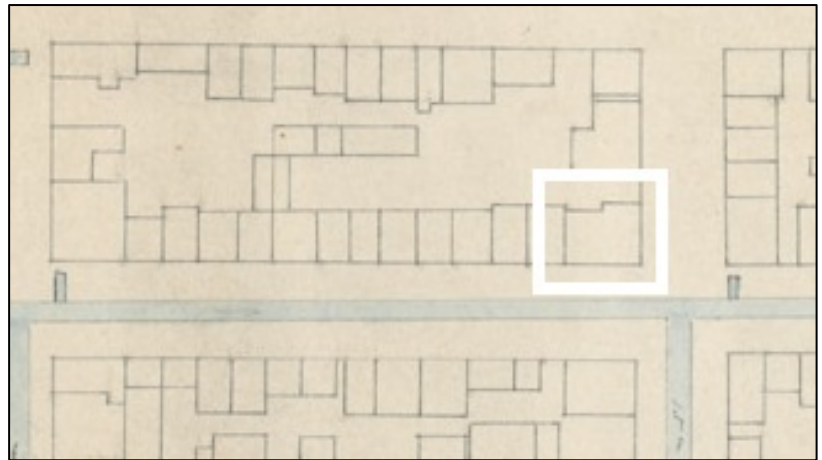


Figure 7: Map of the Grafton Streetscape, 1851, showing the buildings on Grafton Street at the corner of Sackville Street (now 1600 Grafton highlighted with white square) and Blowers Street (now 1560 Grafton). (Source: NSARM).

After the death of her husband, Ann conveyed Lot 16 to James Rhind and his wife Margaret, grocers, in 1849 for the sum of £400. The Hutchinson's Business Directory of 1863 lists that the corner building was owned and occupied by James Rhind and his wife from 1849 until his death in 1863 and that she later remarried Adam McKay. A City of Halifax map dating to 1851 (Figure 8) shows a series of wooden buildings stood at the same location the buildings identified in the William Gossip surveys and plans from 1859 to 1864, which includes the large house at the corner of Grafton and Sackville Streets.



Figure 8: Panoramic view, 1879. (Source: NSARM).

The 1879 Bird's Eye View Map of Halifax shows a large two-and-a-half storey Georgian-style wooden mansion on the corner lot with several architectural elements including a steeply-pitched truncated gable roof, stringcourse over the first storey, six-bay width along Grafton Street, and the use of a side hall entranceway on Sackville Street (Figure 10). The building appears to have been built slightly taller and larger than the adjacent ones.

A photograph of this Grafton Street location taken in 1888 by the Notman Studio shows a series of buildings having many of the above-mentioned architectural elements (Figure 9). A pair of Scottish dormers and a large central brick chimney appear on every house.

The Women's' Christian Temperance Union bought the building from Margaret McKay in 1889 for a sum of \$2,800. Arthur C. Layton bought the property from the WCTU in 1909. Together with John H. Bentley, they formed the Bentley & Layton meats and provisions shop which operated in the building from 1909 to 1942. Building permits obtained from the HRM Archives show that during the first two decades of the 1900s, Bentley & Layton converted the building to its current three-storey form and constructed a small brick addition (Figure 10). It was conveyed to C.O. Sang and George Wingay, owners of the Chinese Club, in 1944. From the mid 1940s to 1983, the building was the location of a series of Chinese restaurants such as New Garden and Sun Hing. It then became Maxwell's Plum bar in 1983.



Figure 10: Photograph of the property. Note the Scottish dormers and central chimneys, 1888. (Source: NSARM).



Figure 9: Photograph of the property in the late 1930s. (Source: HRM).

Architectural Importance and Merit

Construction type or building technology:

The buildings studied in this report were grouped by construction type.

1545-1549, 1567, and 1579 Grafton Street – Brick Masonry Construction

Three major fires burnt over the downtown core of the city between 1857 and 1861 which prompted the establishment of a “brick district” whereby new buildings had to be constructed of brick and existing wooden buildings could not be enlarged⁸. The 1859 Laws Relating to the City of Halifax implemented stronger “Provisions as to Buildings” which required that “no wooden building of any kind, nature or description shall be erected in the portion of the city of Halifax contained within the following boundaries.” These boundaries were delineated by the eastern side of Brunswick Street, the western side of Queen Street, the southern side of Morris Street, the eastern side of Water Street (Lower and Upper Water Street), and the northern side of Jacob Street (two blocks north of Duke Street today).

The Laws required that “the front, rear, side, end or other exterior walls (not being party walls) shall not be less than one and a half bricks, of eight inches each brick, or twelve inches thickness.” Foundation walls had to be at least four feet deep and eighteen inches wide. Roofs had to be “entirely covered with iron, tin, zinc, tiles, or other similarly unflammable materials, and not with any but unflammable materials, and the tops of the roofs shall be flat or crowned to the width of six feet at least.” The Laws also required “a parapet of twelve inches thickness to be raised two feet above the roof.”

The widespread use of brick marked a substantial departure from the use of wood and stone. As brick was often imported from regional quarries or abroad, its local manufacture made it a viable and cheap alternative. The three brick buildings along this stretch of Grafton Street share similarities in construction methods and composition. All three buildings were primarily constructed out of sturdy, fire-resistant red brick. Finer brick would be reserved for the finished faces, and lesser-quality brick was used for infill and the side facades. The buildings at 1567 and 1579 Grafton Street were built on concrete foundations, while the building at 1545-1549 Grafton Street was built on a brick foundation. The buildings are two stories tall and constructed of multiple wythe brick walls with metal ties or masonry headers. These load-bearing brick walls held up both the upper storeys and heavy roof. The development of cast-iron and steel framing later reduced the need for heavy walls, as cavity walls became commonplace across North America in the early 20th century⁹.

Legislated fireproofing requirements for crowned or flat roofs as apparent on all three brick buildings promoted the use of patent felt and tar roofing. These buildings likely all included

⁸ Buggiey, 1980, p. 3

⁹ Foulks, 1997, pp. 69-70

parapets as required under the Laws. Parapets appear along the entire roof over the brick tenements at 1545-49 Grafton Street. The fire engine house at 1579 Grafton Street retains only a decorative parapet in the shape of a pediment over the front façade of the building whereas there is no parapet apparent on the adjacent brick building at 1567 Grafton Street.

1560 and 1600 Grafton Street - Heavy Timber-Frame Construction

Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction. Pegs called treenails, bents, braces, and sometimes trusses are employed¹⁰. The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in North America. Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

Both wooden buildings at 1560 and 1600 Grafton Street likely include heavy-timber frame structures, on stone or brick foundations, since balloon framing was not as common at this period. 1560 Grafton Street is covered with a modern clapboard material, but wooden shingles are likely still present underneath whereas 1600 Grafton Street is clad with wooden shingles.

These two buildings predate the 1859 Laws Relating to the City of Halifax which implemented stronger fire protection provisions forbidding the construction of wooden buildings within a large portion of the original town, including the entirety of Grafton Street. This legislation also included provisions for existing wooden buildings and required that “no existing wooden buildings within the limits shall be enlarged, raised, or added to”. However, the legislation did allow for “wooden buildings already erected which have pitched roofs” to be altered into “flat roofs or French roofs”. French roofs likely referred to Mansard roofs. These same provisions continue to appear in the 1914 Halifax City Charter which added that conversions to flat roofs cannot exceed the height of the ridge of the existing pitched roof.

A full third storey and storefront were added to the two-and-a-half storey wooden building at 1560 Grafton Street in the 1880s (Figure 5). A full third storey was also added to the rear ell along Blowers Street which extends beyond the roofline of the rest of the building, closer to Grafton Street, due to the rising grade.

A full third storey, partition walls, storefront, and addition were added to 1600 Grafton Street in the 1910s (Figure 10). The triangle shape of the former gable roof is apparent in the window pattern on the north side elevation of 1600 Grafton Street. A building permit for 1600 Grafton Street from 1909 identifies the construction of partition walls, storefront, and an addition. The partition wall is apparent through a vertical band on the front façade of the building and the partition included the removal of windows on the second and third storeys. The addition was

¹⁰ Ibach, 2014

constructed as a stand-alone brick masonry building attached to the original wooden building since the legislation did not allow any wooden buildings to be enlarged.

Style:

These buildings frame and define the character of this stretch of Grafton Street. The brick masonry buildings were built in the 1890s to early 1900s with classical architectural features in the Victorian and Edwardian periods. The wooden frame buildings also include classical architectural features of Georgian-style buildings from the mid-Victorian period which were altered to a Late Victorian Plain style when converted to intensive commercial uses in the 1880s and 1910s.

Character-defining elements of the Grafton Streetscape:

- Flat or almost-flat roofs;
- Symmetric or almost-symmetric front façades;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames and multiple-wythe brick walls;
- Two or three storey building heights of twenty to twenty-five feet except for 1600 Grafton Street which is thirty-five feet;
- Buildings are wider than tall with building widths of forty feet divided into three, five, or six bays except for the rowhouse building;
- Rowhouse building with a width of seventy feet including four rowhouses with building widths of eighteen feet divided into two bays each;
- Two wooden buildings at both corners of the same block on the east side of Grafton Street;
- Brick buildings along the west side of Grafton Street separated by fifty feet and ninety feet.
- Sparing classical details on the wooden buildings and more ornate classical details on the brick buildings including cornices, pilasters, lintels, rounded heads on windows and entrances;
- Buildings include mostly void space on the first storey and mostly solid space on the upper storeys except for the rowhouse building at 1545-49 Grafton Street;
- Red brick or wood cladding;
- Brickwork or corbelling on brick buildings including segmental arched lintels and door caps;
- Doorway access at the corners of corner lot buildings and forming a commercial gathering space known locally as “pizza corner” at the intersection of Grafton Street and Blowers Street;
- Wide central entrances on buildings in the centre of the block;
- Large picture frame windows on storefronts;

1545-1549 and 1579 Grafton Street (Victorian)

Michael E. Keefe constructed the building at 1545-49 Grafton Street in the Italianate style from the Victorian period. Intensely popular, this style was predominantly used between 1850 and 1890. Derived from Renaissance architecture, it saw the application of Classical eclectic architectural elements in regularized patterns which gave the impression of wealth and elegance. Easily adapted to numerous building forms, it became a popular style for urban and rural residences as well as commercial and institutional buildings. The Italianate style is especially identified as the common architectural theme of mid- to late-19th century commercial buildings that lined the main street of many North American cities and towns. Prominently, the Granville Mall Streetscape serves as a great example of this style. Some of the architectural elements of this style include symmetrical facades, modified Palladian windows with ornamental flourishes and framing, low-pitched or flat roofs, heavily decorated brackets and pronounced cornices.

Character-defining elements of 1545-49 Grafton Street:

- Flat roof with parapets;
- Truncated northwest corner with doorway;
- Variety of coloured brick which accent architectural details;
- Tall and narrow doorways with large transoms;
- Segmental arched brick lintels and concrete lug sills;
- Sawtooth brick stringcourse and cornice;
- Brick pilasters dividing each rowhouse unit and storefront;
- Large square picture frame windows on storefronts;
- Hung windows and paired hung windows on second storey; and
- Brick foundation.

Architect J.C. Dumaresq designed the late Victorian-era building at 1579 Grafton Street in a Romanesque Revival style. The Romanesque Revival style was inspired in part by the medieval European style known as Romanesque, popular in Europe during the 11th and 12th centuries as a revival of classical Roman forms. The Romanesque Revival is a second distinctive revival of ancient Roman architecture. The second phase was popularized by the architect, Henry Hobson Richardson (1838-1886) and it is sometimes referred to as Richardson Romanesque. Richardson attended Harvard University and subsequently travelled to France in 1860 to study architecture at the Ecole des Beaux-Arts in Paris. Due to its massive construction requirements, the style was typically employed for public institutional buildings such as courthouses, train stations, and fire stations.

The building at 1579 Grafton Street was constructed as a fire station in 1891 by local builders, Brown and Hames. The building featured fashionable building materials for the time such as pressed brick, iron framing, and glass. Romanesque Revival style buildings, including 1579 Grafton Street, are identified by heavy and massive multi-wythe brick construction. J.C.

Dumaresq designed many large institutional buildings in Nova Scotia in this style including schools, banks, city halls, and churches¹¹.

Character-defining elements of 1579 Grafton Street:

- Front façade divided by brick pilasters into five bays on the second storey, three bays on the first storey, and forming an almost-symmetric appearance;
- Prominent cornice line topped by a pediment-shaped parapet with finial located off-centre over paired pilasters on a wider stretch of wall to form an almost-symmetric appearance;
- Three long and narrow brick pilasters spanning both the second and first storeys;
- Two short and narrow brick pilasters spanning only the second storey with their bases over the second and third bay openings on the first storey;
- Two long and wide brick pilasters spanning both the second and first storeys;
- Side hall entrance with large transom
- Two large bay openings on the first storey to park fire engines originally;
- Five tall windows on the second storey each with sandstone lug sills of which four include rounded heads and segmental arched brick lintels and one includes a square head and brick lintel, over the side hall entrance;
- Brick corbelling which accents the pilasters and forms a stringcourse;
- Corbel and sawtooth brick accents on the pilasters designed to give the appearance of ladders;
- Almost flat roof with brick chimney; and
- Tall windows on the south side of the building.



Figure 11: Photograph of 1579 Grafton Street, the No. 7 Fire Station, 1921. (Source: HRM).

1567 Grafton Street (Edwardian)

Associated with the reign of King Edward VII (1901-1910), this style is noted as a precursor to the simplified styles of the 20th century. Simple balanced designs and detailing were favoured compared to the extravagance of Victorian-era architecture. The Edwardian style exhibited the use of Classical features such as symmetry, simple and compact massing, and many windows. Ornamentation and colour schemes were used sparingly and with guarded understatement.

¹¹ PHMC, 2015

Finials and cresting were absent. Ornamental brackets and dentils were block-like and openings were fitted with flat segmented arches or plain stone lintels. The Edwardian style provided simple forms, straight rooflines, un-complicated ornament, and relatively maintenance-free detailing¹².

Since the building at 1567 Grafton Street was constructed as a coach house and garage, it was built with utilitarian functions and form in mind. Its architectural elements were heavily understated as the functions of the building were limited to industrial storage and office space.

Character-defining elements of 1567 Grafton Street:

- Symmetric front façade divided into three bays with a flat roof;
- Large central entrance bay at grade with rounded head and segmental arched brick cap;
- Large picture frame windows with rounded heads, segmental arched brick lintels, brick lug sills on the second storey, and concrete lug sills on the first storey;
- Slightly taller windows on the first storey and slightly smaller window above the central bay entrance; and
- Concrete foundation



Figure 12: Photograph of 1567 Grafton Street in 1954 operating as Auto Parts Company Ltd. (Source: Unknown)

*1560 and 1600 Grafton Street
(Transition from Georgian-style to
Late Victorian Plain)*

The Georgian style featured the use of symmetry and proportion as the primary characteristics. This style is found in early Halifax buildings. The name is derived from the succession of kings, George I to George IV from 1720 to 1837. Features of the grand dwellings of this style include a steeply-pitched truncated roof, symmetrical five-bay façade, two or more small and narrow dormers, and two inset chimneys at either end of the building¹³. By the 1830s and 1840s these houses were finished with pilasters on the corners with matching cornice boards and return eaves. With the coronation of Queen Victoria in 1838, some buildings were constructed in a

¹² Ontario Heritage Trust, n.d

¹³ Nova Scotia Department of Culture, Recreation, and Fitness, 1985, p. 15

more transitional Georgian style with some early Victorian elements including asymmetric façades and three-bay widths

The two Georgian-style buildings at 1560 and 1600 Grafton Street have been modified over time which is normal for 170-year-old buildings, especially when converted to commercial uses. The buildings still retain character-defining elements of a Georgian-style terrace

Originally, the buildings at 1560 and 1600 Grafton Street were both large Georgian-style dwellings. Both buildings featured a steeply-pitched truncated roof, two Scottish dormers, and symmetrical six-bay windows on the front façade. This classical style was popular from around 1820 to the 1860s. As the buildings were altered in the 1880s and 1910s, many Late Victorian Plain influences are visible. Popular between 1880 and 1915, this simple approach to architecture emphasized straightforward box form and mass. Many buildings in this style used flat or low-pitched roofs with simple fenestration¹⁴.

Character-defining elements of 1560 Grafton Street:

- Flat roofs with two brick chimneys;
- Protruding eaves;
- Symmetric appearance of wall facing Grafton Street divided into six bays with hung windows;
- Mostly solid wall facing Blowers Street;
- Wall on rear ell facing Blowers Street divided into three bays;
- Truncated southeast corner with doorway;
- Picture frame windows on storefront.

Character-defining elements of 1600 Grafton Street:

- Slightly-pitched, almost flat roof;
- Protruding eaves;
- Almost-symmetric appearance of wall facing Grafton Street divided into five bays with hung wooden windows and solid wall between the third and fourth bay;
- Triangle pattern of windows on side wall facing Sackville Street;
- Wooden shingles;
- Two-storey brick addition with flat roof, cornice, three window openings, concrete lug sills, brick lintels, and a doorway with brick cap; and
- Picture frame windows on storefront capped with an entablature.

Significance of Architect / Builder

James Charles Philip Dumaresq (1840-1906)

¹⁴ Penney, 1989, pp. 72-73, 92-93

James Charles Philip Dumaresq was the architect of the brick fire station at 1579 Grafton Street. He was a nationally significant architect who was one of the most prolific and prominent in the Maritime provinces, having been involved in the design of over 250 projects during his 36-year career. Dumaresq was a practical and versatile architect who successfully merged his designs with new building techniques and materials such as cast iron, pressed brick, and plate glass with the predominant architecture of the day. He was privately commissioned to design a wide variety of building types which include churches, hotels, schools, factories, private dwellings, banks and commercial buildings. He also won numerous architectural competitions in New Brunswick and Nova Scotia. Some of his most prominent works include: Acadia College (1878), the New Brunswick Legislature (1880), the Forrest Building at Dalhousie University (1887), St. Mary's Glebe (1890), five houses he designed on South Park Street for George Wright (1896), and the St. Ambrose Co-Cathedral in Yarmouth (1899), which helped to further establish his reputation as an accomplished architect.



Figure 13: J.C. Dumaresq (1840-1906)
Source: Construction Association of Nova Scotia, 2013

Michael E. Keefe (1844-1933)

Michael E. Keefe was the architect of the brick rowhouse building at 1545-1549 Grafton Street. Practicing as a carpenter, he operated at O'Connor's Wharf during the 1880s. He received many high-profile building contracts. In 1888, Keefe entered public life and served as Alderman for Ward 2 until 1891. He then served a term as the Mayor of Halifax from 1892 to 1895. Between 1895 and 1900, Keefe returned to the construction business as a contractor. In 1900, he was elected as MLA for Halifax County as a Liberal and remained in politics until 1906. By 1910, he had formed the M.E. Keefe Construction Co. Ltd. and remained its president until his death in 1933. He constructed a variety of buildings in Halifax including the Smallpox Hospital (1875), the Exhibition Building (1885), the Poor House (1885), and the brick rowhouse building on Grafton Street (1899)¹⁵.

Walter F. Lownds (1871-1942)

Walter Francis Lownds was the contractor for the brick carriage house building at 1567 Grafton Street. The son of William L. Lownds and Elizabeth Walsh, he was born in Halifax in 1871. According to the Hutchinson's City Directory of 1893-1894, he began his career as a carpenter,

¹⁵ Rosinski, 1994, p. 164

learning from his father. He constructed the ferry house, landing at Point Pleasant Park in 1908 at a cost of approximately \$2,000. From 1853 to 1871, the ferry had connected Point Pleasant Park and Purcell's Cove and it was run by the Purcell family for over 50 years¹⁶. In 1909, he was awarded a \$15,000 contract to construct a new building for the Halifax Children's Hospital¹⁷. In 1910, Lownds constructed the tower that housed the time-ball chronometrical device at the top of Citadel Hill. During his career, he was associated with Frank A. Ronnan & Company, a firm known for their masonry work across the province. This work included constructing the brick and stone annex (G Building) of Dalhousie University's Sexton Campus, the concrete foundation of the Nova Scotia Hospital in Dartmouth, and a residence for B. Moir¹⁸. After the 1917 Halifax Explosion, he was contracted by the City of Halifax to do interior alterations and repairs of City Hall¹⁹. Lownds died in 1942 in the United States.

James Rhind (1821-1863)

James Rhind was born in Morayshire, Scotland in 1821. Rhind bought the lot at 1600 Grafton Street from Richard Collier Bernard, Marshall Desbarres Gibbons, and Ann Gibbons for £400 in 1849. He constructed the large wooden building at 1600 Grafton Street. According to the Hutchinson's Business Directory of 1863, he had a shop on Granville Street, and worked with his brother, William Rhind. Together, the J & W Rhind Company sold wrapping papers, groceries, and liquors from 1860 onwards. Rhind was a member of the North British Society under the Committee of Charity from 1849 to 1862. Now known as the Scots Society, it is the oldest Scottish cultural society outside of the United Kingdom. Rhind died in 1863 at the age of 52. He is buried at Camp Hill Cemetery in Halifax.

Patrick Tobin

Patrick Tobin, merchant, constructed the wooden building at 1560 Grafton Street before 1851. Tobin was a grocer from Tipperary. He died a decade before the property was conveyed in trust to John Ritchie in 1867.

¹⁶ Regan, 1908, pp. 76-78

¹⁷ Wrigley, 1909, p. 19

¹⁸ MacLean, 1911, p. 56

¹⁹ City of Halifax, 1918, p. 97

Architectural Integrity

The architectural integrity of the buildings within the streetscape vary from largely unchanged to modest changes.

1545-49 Grafton Street

The architectural integrity of the building at 1545-49 Grafton Street includes only modest changes since its construction 1899. Two picture frame windows were enlarged and converted into sliding windows to improve the commercial function of the building. Murals were painted on the first storey of three rowhouses facing Grafton Street which partially obscure the coloured, corbelled, and sawtooth brick details.

The architectural integrity is largely unchanged.

1567 Grafton Street

The architectural integrity of the building at 1567 Grafton Street is largely unchanged. The rounded heads of the large picture frame windows were fitted with rounded glass originally, but these were replaced with rectangular-shaped glass panes topped by arched panels. A one-storey concrete structure, on an abutting lot, was attached to the south wall of the building with very little loss of integrity.

The architectural integrity is largely unchanged.

1579 Grafton Street

The architectural integrity of the building at 1579 Grafton Street includes only modest changes since its construction. The windows were changed from four-over-four hung windows to one-over-one hung windows with a rounded fixed pane replacing the rounded head on the upper sashes. Brick corbelling was removed over the three doorway openings on the first storey to install steel heads for structural support. Dentils along the cornice were also removed and the eaves were extended. The garage doors used for ladder carts and trucks were removed and reconfigured into two doorways.

The architectural integrity is largely unchanged.

1560 Grafton Street

The architectural integrity of the building at 1560 Grafton Street includes major changes since its construction c. 1851 but it includes only modest changes since it was altered in the 1880s. The c.1880 alterations extended the two-and-a-half storey Georgian-style building to a full three storeys with a flat roof and installed a storefront. These alterations changed the style of the

building to Late Victorian Plain (Figure 5). The fenestration pattern of the three-storey building is intact but the wooden windows were replaced with vinyl. The first storey storefront windows were replaced with picture frames and the vertical hung windows on the rear ell facing Blowers Street were replaced with smaller horizontal sliders. A second doorway was added to the walls facing Grafton Street and Blowers Street when the building was partitioned into two addresses. However, the original L-shaped footprint remains.



Figure 14: View of 1560 Grafton Street, 2018. (Source: Google).

1600 Grafton Street

The architectural integrity of the building at 1600 Grafton Street includes major changes since its construction c. 1851 but it includes only modest changes since it was altered in the 1910s. The c.1910 alterations extended the two-and-a-half storey Georgian-style building to a full three storeys with an almost-flat roof (Figure 15) and installed the brick addition and storefront with entablature (Figures 10 and 16). These alterations changed the style of the building to Late Victorian Plain. The fenestration pattern of the three-storey building is intact, and the building has maintained wooden hung windows. Since 2014, two large fabric banners have covered four windows on the façade facing Grafton Street and three windows on the façade facing Sackville Street (Figure 1). A second doorway was added to the storefront wall facing Sackville Street, near the corner of the lot, and the storefront was extended further along Sackville Street (Figure 17).



Figure 15: Aerial photo of the streetscape, 1921. Note: The building at 1600 Grafton Street had been enlarged to three storeys with a slightly-pitched roof installed. (Source: HRM).



Figure 17: Side view of the building showing an entablature over the storefront facing Sackville Street, 1940s. (Source: HRM Archives).



Figure 16: Side view of the storefront facing Sackville Street with the second doorway access near the corner of the lot, 2018. (Source: Google).

Ownership History

1545-1549 Grafton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mathilda Ainsley	1899	1923		Bk. 206, Pg. 349
Fulton A Shaw	1923	1927		Bk. 560, Pg. 912
Ainsley A Shaw	1927		Livery Stable Proprietor	Bk. 616, Pg. 300
Markland Development Ltd.			Corporation	
Centennial Realties Ltd.	1981	1983	Corporation	Bk. 3533, Pg. 272
Loucar Properties Ltd.	1983	1986	Corporation	Bk. 3781, Pg. 530
John Kamoulakos	1986	---	Restaurateur	Bk. 4293, Pg. 1160

1567 Grafton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
William Piggott, et ux Lettice		1763	Innkeeper	
John Mergerum	1763	1779		Bk. 6, Pg. 79
Richard Gibbons	1779	1825	Chief Justice of Cape Breton, Barrister	Bk. 16, Pg. 164
Archibald C Dodd, et ux Susanna Dodd (Gibbons)	1825	1827	Judge, Barrister	Bk. 48, Pg. 168
Moses Andrews	1827	1852	Truckman	Bk. 50, Pg. 17

Richard Dawson	1852	1857	Truckman	Bk. 101, Pg. 557
Lawrence Ryan	1857	1902	Yeoman, Truckman	Bk. 118, Pg. 210
George C Cook	1902	1910	Merchant	Bk. 354, Pg. 140
Francis J Robinson	1910	1932	Proprietor of Halifax Transfer Co.	Bk. 403, Pg. 84
Douglas Auto Parts Co. Ltd.	1932	1951	Corporation	Bk. 692, Pg. 5
John E Rockola	1951	1975	Proprietor	Bk. 1125, Pg. 737
Auto Parts Company Ltd.	1970	1975	Corporation	Bk. 2395, Pg. 201
Transeastern Properties Ltd. & Douglas Alan Snow	1975	1993	Corporation	Bk. 2872, Pg. 295
Montreal Trust Company of Canada	1993	1995	Corporation	Bk. 5512, Pg. 636
2492092 Nova Scotia Ltd.	1995	1997	Corporation	Bk. 5790, Pg. 1019
R.G.A. Enterprises Ltd.	1997	2006	Corporation	Bk. 6070, Pg. 726
Alessandra Investments Ltd.	2006	----	Corporation	#85251594

1579 Grafton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
James Tremain		1885		

C.W McGinn	1885	1891		Bk. 252, Pg. 240
City of Halifax	1891	1928	-----	Bk. 278, Pg. 641
Earl N Morash	1928	1944	Proprietor of Halifax Ignition Co.	Bk. 616, Pg. 474
Eastern Trust Company	1944	1945	Corporation	Bk. 871, Pg. 685
Provincial Motors Ltd	1945	1946	Corporation	Bk. 908, Pg. 509
Super-Service Stations Ltd.	1946	1958	Corporation	Bk. 933, Pg. 322
Canadian Petrofina Ltd.	1958	1958	Corporation	Bk. 1579, Pg. 587
Hillcrest Motors Ltd.	1958	1959	Corporation	Bk. 1582. Pg. 354
Salena Ltd.	1959	1975	Corporation	Bk. 1625, Pg. 353
Chesley M Knowlton et ux Ferne O Knowlton	1975	1981		Bk. 2917, Pg. 766
Cadillac Developments Ltd.	1981	1982	Corporation	Bk. 3545, Pg. 880
Unicorn Trading Co. Ltd.	1982	2002	Corporation	Bk. 3545, Pg. 885
Monastery Holdings Ltd.	2002	2009	Corporation	Bk. 7171, Pg. 168
Alessandra Investments Ltd.	2009	---	Corporation	#94397644

1560 Grafton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
William Duffus		1812		

John Wilson, et ux Elizabeth Wilson	1812	1838	Farmer	Bk. 40, Pg. 161
James Flannigan, et ux Elizabeth Flannigan	1838	1847	Trader	Bk. 66, Pg. 175
Patrick Tobin	1847	1867	Merchant	Bk. 89, Pg. 526
John N Ritchie	1867	1867	Barrister	Bk. 156, Pg. 105
Thomas J Mooney	1867	1894	Merchant	Bk. 156, Pg. 241
Hon. Samuel Leonard Shannon (trustee of Eliza Sawyer)	1894	1894	Barrister	Bk. 300, Pg. 383
William R King	1894	1927	Builder	Bk. 303, Pg. 155
Eliza Sawyer	1927	1930	----	Bk. 618, Pg. 237
James H Young, et ux Eliza Sawyer	1930	1945	Merchant Tailor	Bk. 657, Pg. 693
Archibal Coal & Oil Ltd.	1945	1956	Corporation	Bk. 886, Pg. 517
Chappell & Son Ltd.	1956	1959	Corporation	Bk. 1379, Pg. 23
Constantine Manolopoulos	1959	2016	-----	Bk. 1606, Pg. 1
John C Manolopoulos	2016	2019	-----	#110045482
Maxwell Properties Ltd.	2019	---	Corporation	#114373229

1600 Grafton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Richard Gibbons, et ux Susanna Gibbons		1781		
Richard Collier Bernard Marshall Desbarres Gibbons, et ux Ann Gibbons (Ingouville)	1781	1849	Barrister	Bk. 48, Pg. 168 (Deed of Partition)

James Rhind	1849	----	Grocer Merchant	Bk. 94, Pg. 321
Margaret McKay (Rhind)	----	1889	Grocer Merchant	----
Womens Christian Temperance Union of Halifax	1889	1909	Association	Bk. 266, Pg. 737
Arthur C Layton	1909	1916	Merchant	Bk. 398, Pg. 25
Bentley & Layton Ltd.	1916	1942	Corporation	Bk. 462, Pg. 801
Samuel Butler, et ux, Mary Butler	1942	1944	Real Estate Broker	Bk. 842, Pg. 408
C O Sang & George Wingay	1944	1957	Restaurateur	Bk. 871, Pg. 617
George Wingay et ux Pauline, Jong Kay Chong, Jong Kong Yee et ux Yee See Jong	1957	1958	Restaurateur, Cook	Bk. 1555, Pg. 133
Jim Lee, et ux Mee	1958	1974	Restaurateur	Bk. 1574, Pg. 296
Woon Hing Fong and Sun Shiu Szeto et ux Lam Wai Kwan	1974	1983	Restaurateur	Bk. 2781, Pg. 709
City Investing Company Ltd.	1983	1986	Corporation	Bk. 3667, Pg. 63
Dunwright Holdings Ltd.	1986	1987	Corporation	Bk. 4202, Pg. 815
W.D.W Enterprises Ltd.	1987	2003	Corporation	Bk. 4508. Pg. 815
Old Pub Building Inc.	2003	---	Corporation	#85251594

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ATTACHMENT H
Scoring Summary for Heritage Streetscapes

Birmingham Streetscape							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	Total
1529 Birmingham Street	14-16	16-20	1-3	4-6	7-10	6-10	48-65
1533 Birmingham Street	14-16	16-20	1-3	4-6	7-10	11-15	53-70
1535 Birmingham Street	14-16	16-20	1-3	4-6	7-10	11-15	53-70
1539 Birmingham Street	10-13	16-20	1-3	4-6	7-10	11-15	49-67
1549 Birmingham Street	14-16	16-20	1-3	4-6	7-10	1-5	43-60
Heritage Streetscape Criteria							
Heritage Streetscape	1. Importance of Individual Buildings	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Birmingham Streetscape	49-66	11-15	11-15	11-15	11-15	11-15	115-156

Queen Streetscape							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	Total
1520 Queen Street	14-16	16-20	1-3	4-6	7-10	6-10	48-65
1526 Queen Street	14-16	16-20	1-3	4-6	7-10	11-15	53-70
1528 Queen Street	14-16	16-20	1-3	4-6	7-10	11-15	53-70
1530 Queen Street	14-16	16-20	1-3	4-6	7-10	6-10	48-65
1534 Queen Street	14-16	16-20	1-3	4-6	7-10	6-10	48-65
1542 Queen Street	10-13	16-20	1-3	4-6	7-10	11-15	49-67
Heritage Streetscape Criteria							
Heritage Streetscape	1. Importance of Individual Buildings	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Queen Streetscape	50-67	11-15	11-15	6-10	11-15	6-10	106-147

Attachment 2

Heritage Streetscapes Scoring

Birmingham Streetscape								
Heritage Building Evaluation Criteria								
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	Total	
1529 Birmingham Street	16	18	2	5	10	7	58	
1533 Birmingham Street	16	18	2	5	10	12	63	
1535 Birmingham Street	16	18	3	5	10	13	65	
1539 Birmingham Street	13	18	2	5	10	14	62	
1549 Birmingham Street	16	18	3	5	10	2	54	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Birmingham Streetscape	60	14	13	15	14	11	14	141

Queen Streetscape								
Heritage Building Evaluation Criteria								
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	Total	
1520 Queen Street	14	18	2	5	10	8	57	
1526 Queen Street	14	18	2	5	10	14	63	
1528 Queen Street	14	18	2	5	10	14	63	
1530 Queen Street	14	18	2	5	10	8	57	
1532 Queen Street	14	18	2	5	10	8	57	
1534 Queen Street	14	18	2	5	10	8	57	
1542 Queen Street	14	18	2	5	10	14	60	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Queen Streetscape	59	14	14	15	8	13	8	131

Grafton Streetscape								
Heritage Building Evaluation Criteria								
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	Total	
1545-49 Grafton Street	10	18	5	5	9	15	62	
1560 Grafton Street	15	19	1	5	8	7	55	
1567 Grafton Street	8	19	3	5	9	15	59	
1579 Grafton Street	11	20	7	5	10	15	68	
1600 Grafton Street	15	19	2	5	8	7	56	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Grafton Streetscape	60	8	9	10	10	10	8	115